



## **2004/New England Program Summary & Success Stories**



TABLE OF CONTENTS

Introduction ..... 1

Overview ..... 2

Grantees ..... 4

Maps ..... 13

Success Stories in Connecticut ..... 16

Success Stories in Maine ..... 18

Success Stories in Massachusetts ..... 24

Success Stories in New Hampshire ..... 33

Success Stories in Rhode Island ..... 35

Success Stories in Vermont ..... 39

## GREETINGS FROM EPA NEW ENGLAND REGIONAL ADMINISTRATOR ROBERT VARNEY:



We are pleased to present the 2004 Program Summary and Success Story Report for the New England Brownfields Program. This report highlights EPA's Brownfields program, including information on grants and other help EPA provides to local communities, non-profit organizations, tribes and states.

The report details success stories from across the six New England states - from rural areas to urban areas. We are proud to describe how EPA's Brownfields resources are producing extraordinary results.

Brownfields are abandoned or underutilized properties that are stigmatized by the possibility of environmental contamination. Started as an agency initiative in 1995, EPA's Brownfields program has evolved into an effort involving federal, state and local partners.

In 2002, the President signed the Small Business Liability Relief and Brownfields Revitalization Act — "the Brownfields Law." This law expanded potential federal assistance for Brownfields, including grants for assessment, cleanup and job training. The law included provisions to establish and enhance state and tribal programs, which will play a critical role in the cleanup and revitalization of brownfields.

Since 1994, the New England Brownfields program has distributed more than \$91 million to hundreds of communities, states, agencies and nonprofits around the region. For the year 2004, EPA's Brownfields program awarded 39 grants in New England for a total of \$8.6 million. We also awarded Job Training grants to Groundwork Providence in Rhode Island, Merrimack Valley Work Investment Board in Lawrence, Massachusetts and to Lewiston, Maine.

EPA remains committed to protecting the public's health and the environment, while encouraging the cleanup and reuse of potentially contaminated properties. We remain committed to working with communities to rejuvenate our region's urban and rural environments. We want to improve the quality of life for residents of areas where the environment has not always been protected and we want to preserve priceless open spaces. We are proud of the Brownfields program's success and expect to showcase more successful projects in the future. One of these success stories could be in your community! We look forward to working with you to make it happen.

For more information on the Brownfields program in New England, please visit our website at [www.epa.gov/newengland/brownfields](http://www.epa.gov/newengland/brownfields).

Sincerely,  
  
Robert W. Varney  
Regional Administrator

## WELCOME TO BROWNFIELDS!

### OVERVIEW OF US EPA'S NATIONAL BROWNFIELDS CLEANUP AND REDEVELOPMENT PROGRAM

Since 1994, the EPA National Brownfields Program has spent some \$700 million and given extensive technical assistance to help states, communities, and others involved in economic redevelopment work together to put brownfields sites back into active use. This results-oriented program has changed the way contaminated property is perceived, addressed, and managed.

*Brownfields are properties where expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.* Brownfields revitalization efforts give communities the tools to reduce environmental and health risks, reuse abandoned properties, create a stronger local tax base, attract new businesses and jobs, create new recreational areas, and reduce the pressure to develop open space.

The EPA Brownfields program funds grants, pilot programs, and research efforts. It aims to minimize legal issues, encourage partnerships, promote outreach, create job training programs, and address environmental justice concerns. Although brownfields are usually urban properties, such as old warehouses or abandoned factories, they can also be found in rural areas, such as abandoned mills or fields where illegal dumping has taken place. Coordinated efforts are needed to revitalize these properties and the neighborhoods surrounding them.

Brownfields grants are the foundation of EPA's Brownfields program. These grants fund environmental assessments, cleanups and job training activities. The *Brownfields Assessment Grant Program* provides funding for inventories, planning, environmental assessments, and community outreach. The *Brownfields Cleanup Revolving Loan Fund Grant Program* provides funding to capitalize loans that are used to clean up brownfields. The *Brownfields Job Training Grant Program* provides environmental training for residents of brownfields communities. The *Brownfields Cleanup Grant Program* provides direct funding for cleanup activities to both municipalities and non-profit organizations.

In January 1995, EPA announced the Brownfields Action Agenda which outlined the activities EPA would conduct to further brownfields redevelopment efforts. In May 1997, the Brownfields National Partnership Action Agenda was announced, which formalized brownfields efforts and commitments to brownfields redevelopment across various federal agencies and non-federal brownfields organizations. In 2002, the Action Agenda was updated. The 2002 <http://www.epa.gov/brownfields/partnr.htm> *Brownfields National Partnership Action Agenda* is an agreement between EPA and 21 other federal agencies and departments. This agenda lists more than 100 commitments for cooperative work to help communities more effectively prevent, clean up and reuse brownfields.

In January 2002, President Bush signed into law the *Small Business Liability Relief and Brownfields Revitalization Act*, which authorizes up to \$250 million per year for Brownfields grants, including up to \$50 million for state funding. It also allows for the assessment and cleanup of low-risk petroleum contaminated sites.

Brownfields reuse and redevelopment remain among President Bush's and EPA Administrator Michael Leavitt's top priorities. By cleaning up and reinvesting in brownfields, development pressure is taken off undeveloped, open land, both improving and protecting the environment and human health. Nationally, the program has awarded funding to over 800 communities, stimulating over \$5 billion in funds leveraged for cleanup and redevelopment. With many new jobs created in some of this nation's most under served and impoverished neighborhoods, it is easy to see how this program has gained the unflagging support of government officials at all levels.



Since 1994, the New England region has received \$91 million for work in dozens of communities in the six New England states - Maine, New Hampshire, Vermont, Massachusetts, Connecticut, and Rhode Island. Over \$420 million in private investments has been leveraged. Almost 550 students have graduated from the nine Brownfields Job Training Programs, with many finding successful jobs in the environmental technology fields or going on to continuing education.

Volume Four of our success stories highlights some of the region's best examples of brownfields redevelopment done the right way, making for exceptional stories of renewal.

#### SUMMARY OF BROWNFIELDS FUNDING IN NEW ENGLAND BY STATE (1994-2004)

Program	CT	ME	MA	NH	RI	VT
Assessment Grants	\$6,606,130	\$2,359,017	\$13,220,131	\$1,940,000	\$1,703,000	\$3,210,000
EPA TBA	\$1,702,470	\$426,339	\$2,903,955	\$398,926	\$414,217	\$266,623
Cleanup Grants	\$660,000	\$150,000	\$2,110,083	\$400,000	\$400,000	\$0
Revolving Loan Fund	\$5,750,000	\$3,400,000	\$10,468,000	\$2,450,000	\$5,300,000	\$1,000,000
Job Training	\$1,000,000	\$200,000	\$1,747,035	\$0	\$350,000	\$0
Showcase Communities	\$300,000	\$0	\$600,000	\$0	\$300,000	\$0
Voluntary Cleanup Program	\$3,025,667	\$1,380,297	\$3,976,315	\$2,554,019	\$1,947,245	\$607,030
State Brownfields Site Assessments	\$873,686	\$728,365	\$931,000	\$1,722,069	\$878,115	\$602,975

### KEY BROWNFIELDS PROGRAMS

#### Brownfields Assessment Grant Program

The Brownfields Assessment Grant Program awards grants to local, tribal, and state governmental entities to conduct assessment and related activities at brownfields properties. An important goal of this program is to assist recipients in developing a long-range strategy for brownfields reuse. Grantees are selected through a national competition.

Generally, grants are given for up to \$200,000 to assess properties for co-mingled hazardous waste and for up to \$200,000 to assess properties with only petroleum contamination.

#### Connecticut

Bridgeport	\$1,000,000
Bristol	\$200,000
Capitol Region Council of Governments	\$200,000
Danbury	\$200,000
East Hampton	\$175,000
Griswold	\$200,000
Haddam	\$156,000
Hartford	\$550,000
Meriden	\$200,000
Middletown	\$400,000
Valley Council of Governments	\$125,000
Naugatuck Valley Regional Planning Agency	\$417,000
New Britain	\$200,000
New Haven	\$267,000
New London	\$250,000
New Milford	\$350,000
Norwich	\$350,000
South Central Regional Council of Governments	\$200,000
Stamford	\$200,000
Torrington	\$199,130
Winsted/Winchester	\$350,000

#### Maine

Bath	\$200,000
Brunswick	\$150,000
Ellsworth	\$200,000
Lewiston	\$425,000
Maine State Planning Agency	\$199,017
Portland	\$335,000
Sanford	\$200,000
Southern Maine Regional Planning Commission	\$200,000
Westbrook	\$200,000

**Massachusetts**

Attleboro	\$200,000
Berkshire Regional Planning Commission	\$100,000
Boston	\$337,000
Brockton	\$700,000
Central Massachusetts Economic Development Authority	\$293,710
Chelsea	\$200,000
Chicopee	\$200,000
Colrain	\$235,862
Fitchburg	\$200,000
Fitchburg Redevelopment Authority	\$200,000
Franklin Regional Council of Governments	\$200,000
Gardner	\$200,000
Great Barrington	\$350,000
Greenfield	\$320,000
Holyoke	\$200,000
Lawrence	\$400,000
Lowell	\$600,000
Lynn	\$350,000
Mansfield	\$200,000
Marlborough	\$300,000
Massachusetts Department of Environmental Protection	\$200,000
Merrimack Valley Planning Commission	\$400,000
Methuen	\$200,000
Montachusett Regional Planning Commission	\$200,000
Mystic Valley Redevelopment Authority	\$950,000
New Bedford	\$800,000
Norfolk County	\$200,000
North Adams	\$140,770
Northampton	\$200,000
Pioneer Valley Planning Commission	\$150,000
Salem	\$200,000
Somerville	\$350,000
Springfield	\$800,000
Taunton	\$400,000
Walpole	\$200,000
Westfield	\$175,000
West Springfield	\$200,000
Worcester #1	\$200,000
Worcester #2	\$161,500

### Brownfields Assessment Grant Program cont'd

#### New Hampshire

Claremont	\$200,000
Concord	\$90,000
Cranston	\$200,000
NH DES	\$350,000
Nashua	\$300,000
Nashua Regional Planning Commission	\$200,000
NH Office of State Planning	\$400,000
North Country Council	\$200,000
Southwest Regional Planning Commission	\$200,000

#### Rhode Island

Providence	\$250,000
RI Department of Environmental Management	\$400,000
RI Economic Development Corporation	\$400,000
Warwick	\$150,000
Woonsocket	\$103,000

#### Vermont

Bennington County Regional Commission	\$200,000
Burlington	\$500,000
Central Vermont Regional Planning Commission	\$200,000
Northwest Regional Planning Commission	\$400,000
Rutland	\$200,000
Rutland Regional Planning Commission	\$200,000
Southern Windsor County Regional Planning Commission	\$210,000
Two Rivers - Ottauquechee Regional Commission	\$200,000
Windham Regional Commission	\$550,000

## Cleanup Grant Program

Funds are awarded to eligible local, state, tribal and non-profit entities to conduct cleanup activities on eligible brownfields properties. Grants are for up to \$200,000 per property. Entities must own the property at the time of award to be eligible for funding.

<b>Connecticut</b>		
Bridgeport		
Chrome Engineering Site		\$200,000
Mt. Trashmore at 329 Central Avenue		\$200,000
New Britain		\$60,000
<b>Maine</b>		
Portland		
Bayside Rail Yard		\$150,000
<b>Massachusetts</b>		
Boston Redevelopment Authority		
Belle Isle Coastal Preserve		\$200,000
Brockton		
Former Montello Auto Body at 16 East Ashland Street		\$159,500
Greenfield		
Food and Fuel site, 270 Deerfield St.		\$125,000
Hockanum Industrial Development Venture Corporation		
Hockanum Mill Site at 200 West Main Street		\$200,000
Worcester		
Main South Community Development Corporation		\$200,000
Marlborough		
84 Chestnut Street		\$173,583
Meeting Street (non-profit organization), Meeting Street National Center of Excellence Site		
		\$200,000
Mystic Valley Development Commission		
Former Kazanjian Property - Malden River		\$200,000
Mystic Valley Development Commission		
Former Paonessa Property - Malden River		\$200,000
New Bedford		
Former Reliable Truss Site 246 River Road		\$200,000
Somerville		\$200,000
Taunton		
Weir Economic Investment Revitalization Corporation		\$52,000
<b>New Hampshire</b>		
Keene		
Former Perkins Machine Shop property at 92 and 110 Water Street		\$200,000
Nashua		
76 Temple Street		\$200,000
<b>Rhode Island</b>		
Providence		
Trust for Public Land		\$200,000

### Cleanup Revolving Loan Fund Programs

Funds are awarded to eligible local, tribal, and state entities to establish and capitalize a revolving loan program. Loan capitalization grants are for up to \$1,000,000 and eligible entities may team together to establish larger revolving loan fund pools. Grant recipients may provide loans to private, public, and non-profit entities to conduct cleanup activities on eligible brownfields properties. Grant recipients may also make subgrants to public and non-profit entities to conduct cleanup activities.

#### Connecticut

Berlin	\$500,000
Bridgeport	\$500,000
Hartford	\$500,000
Naugatuck Valley / Danbury	\$850,000
New Milford	\$1,000,000
Regional Growth Partnership	\$1,000,000
Stamford	\$750,000
Winchester	\$650,000

#### Maine

Bath, ME	\$750,000
Lewiston	\$500,000
Orono	\$750,000
Portland	\$500,000
Westbrook	\$900,000

#### Massachusetts

Boston	\$1,000,000
Brockton	\$500,000
Central Massachusetts Economic Development Authority	\$18,000
Franklin Regional Council of Governments	\$1,000,000
Gloucester	\$500,000
Lawrence	\$500,000
Lowell	\$500,000
Lynn	\$450,000
Montachusett Regional Planning Commission	\$500,000
Mystic Valley Development Authority	\$1,000,000
New Bedford	\$500,000
Pioneer Valley Planning Commission	\$2,000,000
Somerville	\$500,000
Taunton	\$500,000
Worcester	\$1,000,000

**New Hampshire**

State of New Hampshire	\$2,450,000
------------------------	-------------

**Rhode Island**

RI Department of Environmental Management / RI Economic Development Corporation	\$1,700,000
---------------------------------------------------------------------------------	-------------

RI Economic Development Corporation/City of Providence/City of Pawtucket	\$3,000,000
--------------------------------------------------------------------------	-------------

RI Economic Development Corporation, RI	\$600,000
-----------------------------------------	-----------

**Vermont**

South Windsor County Regional Planning Commission	\$1,000,000
---------------------------------------------------	-------------

**Brownfields Job Training Program**

Brownfields Job Training Programs train workers in the field of hazardous waste assessment and remediation. To be eligible for these funds, the applicants must be affiliated with existing Brownfields Assessment Grant Program participants.

**Connecticut**

Middlesex Community Technical College	\$400,000
---------------------------------------	-----------

Stamford	\$200,000
----------	-----------

The WorkPlace, Inc	\$400,000
--------------------	-----------

**Maine**

Lewiston	\$200,000
----------	-----------

**Massachusetts**

Boston Connects People to Economic Opportunities, Inc.	\$200,000
--------------------------------------------------------	-----------

Brockton	\$200,000
----------	-----------

Coalition for a Better Acre (Lowell)	\$200,000
--------------------------------------	-----------

Jobs For Youth - Boston	\$475,000
-------------------------	-----------

Lawrence	\$197,035
----------	-----------

New Bedford	\$275,000
-------------	-----------

STRIVE-Boston	\$200,000
---------------	-----------

**Rhode Island**

Groundworks, Providence	\$350,000
-------------------------	-----------

### Targeted Brownfields Assessment Grant Program

EPA works directly with contractors to conduct assessments at properties identified by the local entity as being high-priority for reuse. Targeted Brownfields Assessments typically involve a review of existing records, sampling, and preparation of a preliminary cleanup cost estimate. The information gathered allows local government officials and developers to make informed decisions regarding the redevelopment potential of a property. These assessments are usually valued between \$50,000 and \$100,000.

State	Site	Town	Funds
CT	10 Reserve Road	Hartford	\$59,403
CT	50 Miles Street	Bridgeport	\$15,615
CT	AmeriBelle Textiles	Vernon	\$100,000
CT	Buckland Manufacturing	Manchester	\$26,408
CT	Erickson Property	Ledyard	\$10,952
CT	Field-Holstein Property	Glastonbury	\$84,905
CT	former Cos Cob Power Station	Greenwich	\$116,291
CT	Gilbert and Bennett	Redding	\$100,000
CT	H.J. Mills Box Factory	Bristol	\$64,867
CT	Hart Property	Plymouth	\$75,000
CT	Hartford Car Wash	Hartford	\$22,895
CT	Hockanum Mill	Vernon	\$96,196
CT	International Silver - Factory H	Meriden	\$80,000
CT	InterRoyal Mill	Plainfield	\$116,397
CT	Occum Roto Print	Norwich	\$84,903
CT	O'Sullivan's Island	Derby	\$96,981
CT	Pacelli Trucking	Bridgeport	\$76,233
CT	Penn Central Transportation Co	New London	\$51,692
CT	Portland Chemical Works	Middletown	\$70,444
CT	Rolfite Chemical	Shelton	\$61,815
CT	Roosevelt Mills	Vernon	\$71,587
CT	Samarius Property	Shelton	\$13,602
CT	Shelton Waterfront	Shelton	\$75,000
CT	Swan Engraving	Bridgeport	\$52,448
CT	U.S. Cap, Inc.	Prospect	\$78,836
MA	15 Rod Shop Road	Mantague	\$100,000
MA	54-67 Mill Street	Brookfield	\$110,437
MA	Alden Corrugated	New Bedford	\$43,495
MA	Amesbury Wharf	Amesbury	\$104,800
MA	Assets Building	Lowell	\$146,712
MA	Bargaineer	Brockton	\$45,847
MA	Boston's Hope	Dorchester	\$106,350
MA	Church Coal	Taunton	\$44,891
MA	City Pier	Fall River	\$104,737
MA	Coes Knife Property	Worcester	\$70,956
MA	Davidson Street	Lowell	\$57,551



MA	Draper Field	Hopedale	\$100,000
MA	Essex Museum	Essex	\$133,143
MA	Ferdinand Block/DPH	Boston	\$33,872
MA	former Beacon Chevrolet	Lynn	\$9,915
MA	former DPW Yard	Newburyport	\$63,018
MA	former DPW Yard	Northampton	\$81,804
MA	Former Food and Fuel	Greenfield	\$100,000
MA	former Tremont Villa	Everett	\$66,473
MA	Gilbertville Woven Label Site	Hardwick	\$63,001
MA	Hallmark Van Lines	Holyoke	\$69,886
MA	Knapp Shoe	Brockton	\$50,025
MA	Marine Railways Property	Gloucester	\$122,504
MA	Modern Electroplating	Boston	\$78,311
MA	Montello Auto Body	Brockton	\$67,315
MA	Old Northampton Fire Station	Northampton	\$49,950
MA	Old Sewer Beds	Franklin	\$128,120
MA	Omega Processing Site	Monson	\$140,823
MA	Omniwave Electronics	Gloucester	\$89,501
MA	Oxford Paper Mill (Spicket River)	Lawrence	\$115,241
MA	Pearl Street Mill	Bellingham	\$184,505
MA	Quarry Street Highpoint Property	Quincy	\$10,640
MA	Roundhouse Parking Lot	Northampton	\$85,483
MA	Seltsam Property	Foxborough	\$64,388
MA	Standard Times Field	New Bedford	\$60,175
ME	Ayers Island	Orono	\$111,770
ME	Former Diamond Match Mill	Peru	\$164,158
ME	Lewiston & Auburn RR Co., Water Street	Lewiston	\$60,151
ME	Lily Tulip	Old Town	\$18,966
ME	W.S. Libbey Mill	Lewiston	\$71,294
NH	Ambargis Mill	Newport	\$116,748
NH	Craig Supply	Durham	\$70,409
NH	Former Tannery Site (Milton Mills)	Milton	\$165,300
NH	Henry's Tire Property	Sutton	\$6,818
NH	J.P. Stevens Mill	Franklin	\$8,697
NH	Lamont Labs	Londonderry	\$30,954
RI	60 Valley Street	Providence	\$100,000
RI	Narragansett Landing	Providence	\$41,614
RI	Rau Fasteners	Providence	\$33,570
RI	Save the Bay	Providence	\$133,638
RI	Spintex Mill	Central Falls	\$28,183
RI	West Elmwood Housing Development	Providence	\$77,212
VT	28 River Street	Windsor	\$100,000
VT	Carr Lot	Montpelier	\$110,317
VT	TLR Complex	Rockingham	\$56,304

### Targeted Brownfields Assessment State Listings

#### Connecticut

- CT DOT Site #1, Freestone Ave, Portland
- National Automatic Products (NAPCO), 44 Washington Ave, Berlin
- Turnpike Autowreckers, 88 Pond Meadow Road, Westbrook
- American Tool & Machine, 115 Pierson Lane, Windsor
- Berlin Center, Massirio Drive, Berlin
- Neoweld Corporation I, 8 River Road South, Cornwall
- Samarius Property, 123 Canal Street, Shelton
- Hi-G Company Property, 85 Nutmeg Road South, South Windsor
- New Hall Street School (Rochford Field), 533 Newhall Street, Hamden
- Derby DOT Parcel, Route 34, Derby

#### Maine

- Ayers Island, Orono
- Edwards Manufacturing, Augusta
- Burt Company Site, 1 Cambridge Street, Portland
- Bangor Hydro Substation, East Machias
- Smelt Hill Dam, Falmouth
- Apollo Tanning Company, Washington Street, Camden
- Industrial Box and Lumber, Parsonfield
- Howland Tannery, Howland
- Main St Junkyard, Bradley Crowrope, Warren

#### Massachusetts

- Middleboro Plating, 98 Cambridge Street, Middleboro
- Filmtech Site, 181 Notre Dame Street, Westfield
- Lewis Chemical Company Site, 12 Fairmont Court, Hyde Park, Boston
- Hampden Color & Chemical Site, 126 Memorial Drive, Springfield
- Swank Site, Attleboro
- Cadillac Paint, Ashland
- Town Barn Facility, Ashburnham
- Lot 6-2, Taunton
- Microfab, Amesbury
- Shoe Manufacturing Site (former), Whitman

#### New Hampshire

- Carnevale Property, Main Street, Sutton
- Kaminski, Mont Vernon
- Bradford Green/Naughton Site, Bradford
- East Coast Steel, Greenfield
- Craig Supply, Durham
- Bristol Mica Factory, Bristol
- Robert Riley Property, New Boston
- Contoocook Valley Paper Site, Henniker
- Northern Forest Heritage Park, Former Pulp & Paper of America R & D Building Site, Berlin
- Shamrock Cleaners Site, 3 Railroad Street, Derry
- Rex Leathers/Regis Tannery, Raymond
- Elite Laundry, Jaffrey
- Troy Mills, Troy

Targeted Brownfields Assessment State Listings cont'd

**Rhode Island**

- Buttonwood Industrial Complex, Bristol
- Pontiac Enterprises, Warwick
- T.H. Baylis, Warwick
- Chepachet River Park, Glocester
- Park View Recreational Facility, Cranston
- Olneyville Family Resource Center, Providence
- Stillwater Mill Complex, Burrillville

**Vermont**

- BCIC Building Complex, North Bennington
- Jewell Brook Property, Ludlow
- Sweat Comings, Richford

**Financial Assistance to State Brownfields Programs**

EPA offers funding to establish and enhance state and tribal response programs. Generally, these programs address the assessment, cleanup and redevelopment of brownfields and other contaminated properties. This funding may be used by states and tribes to:

- 1) conduct activities to establish and enhance their response programs including developing new legislation, regulations, guidance, or procedures;
- 2) conduct site-specific activities that enhance the state's cleanup capacity including conducting site-specific reviews and audits or targeted brownfields assessments and cleanups;
- 3) develop environmental insurance programs; and
- 4) capitalize a brownfields cleanup revolving loan fund.

**Showcase Communities**

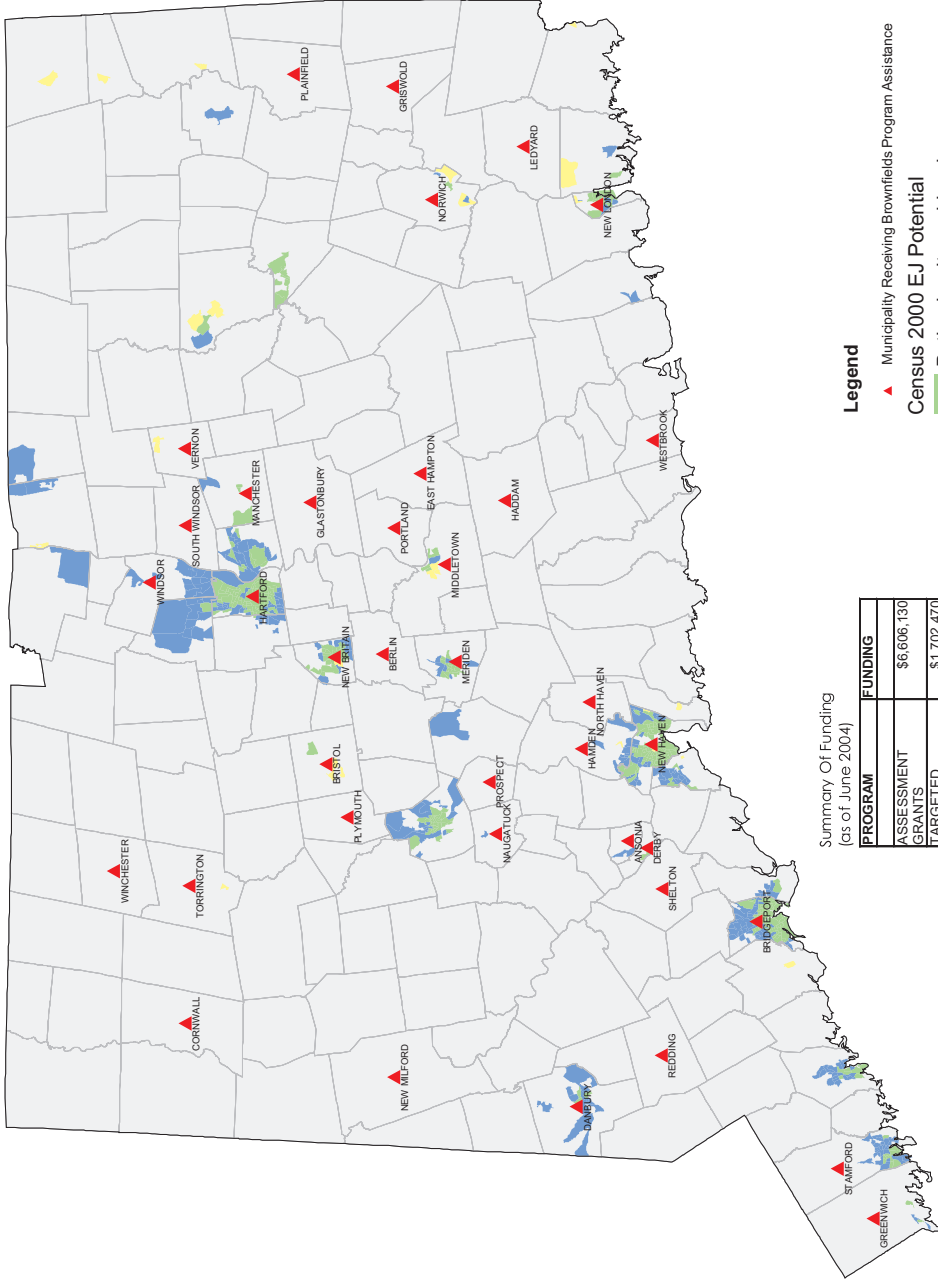
As part of the multi-federal agency Brownfields National Partnership, sixteen communities were selected to receive Showcase Community designations following a national competition. The federal partners work with selected communities to revitalize brownfields properties.

EPA provided each Showcase Community with a \$200,000 Brownfields Demonstration Pilot and assigned an EPA-employee to work full time in the designated community for two years.

Connecticut		Massachusetts		Rhode Island	
Stamford	\$300,000	Lowell	\$300,000	Providence	\$300,000
		Mystic Valley (Malden, Medford, Everett)	\$300,000		
		New Bedford	\$200,000		



## Connecticut Communities Receiving Federal Brownfields Program Financial And Technical Assistance



Summary Of Funding  
(as of June 2004)

PROGRAM	FUNDING
ASSESSMENT GRANTS	\$6,606,130
TARGETED BROWN-FIELDS ASSESSMENTS	\$1,702,470
REVOLVING LOAN FUNDS	\$5,750,000
JOB TRAINING GRANTS	\$1,000,000
VOLUNTARY CLEANUP PROGRAM	\$3,025,667
STATE BROWN-FIELDS SITE ASSESSMENT	\$973,686
SHOWCASE COMMUNITIES	\$300,000
CLEANUP GRANTS	\$660,000
<b>TOTAL</b>	<b>\$19,917,953</b>

### Legend

- ▲ Municipality Receiving Brownfields Program Assistance

## Census 2000 EJ Potential

- Both minority and low income  
Low income  
Minority

Field Definitions:

SC = Showcase Communities RIF = Revolving Loan Fund Program

AP = Assessment Program, JT = Job Training Program, E\_TBA = EPA-lead Targeted Brownfields Assessment Program, SC = Showcase Communities, KU = Revolving Loan Fund Program, AP = Assessment Program, JT = Job Training Program, E\_TBA = EPA-lead Targeted Brownfields Assessment Program, S\_TBA = State-lead Targeted Brownfields Assessment, CG = Cleanup Grant

P\_LEAD = Pilot-lead Assessment - EPA has awarded several Assessment Pilots to state entities and regional planning commissions in New England. This table reflects those individual communities where site assessment funds have been expended by state and regional assessment pilots.

### Data (Acronym) Definitions:

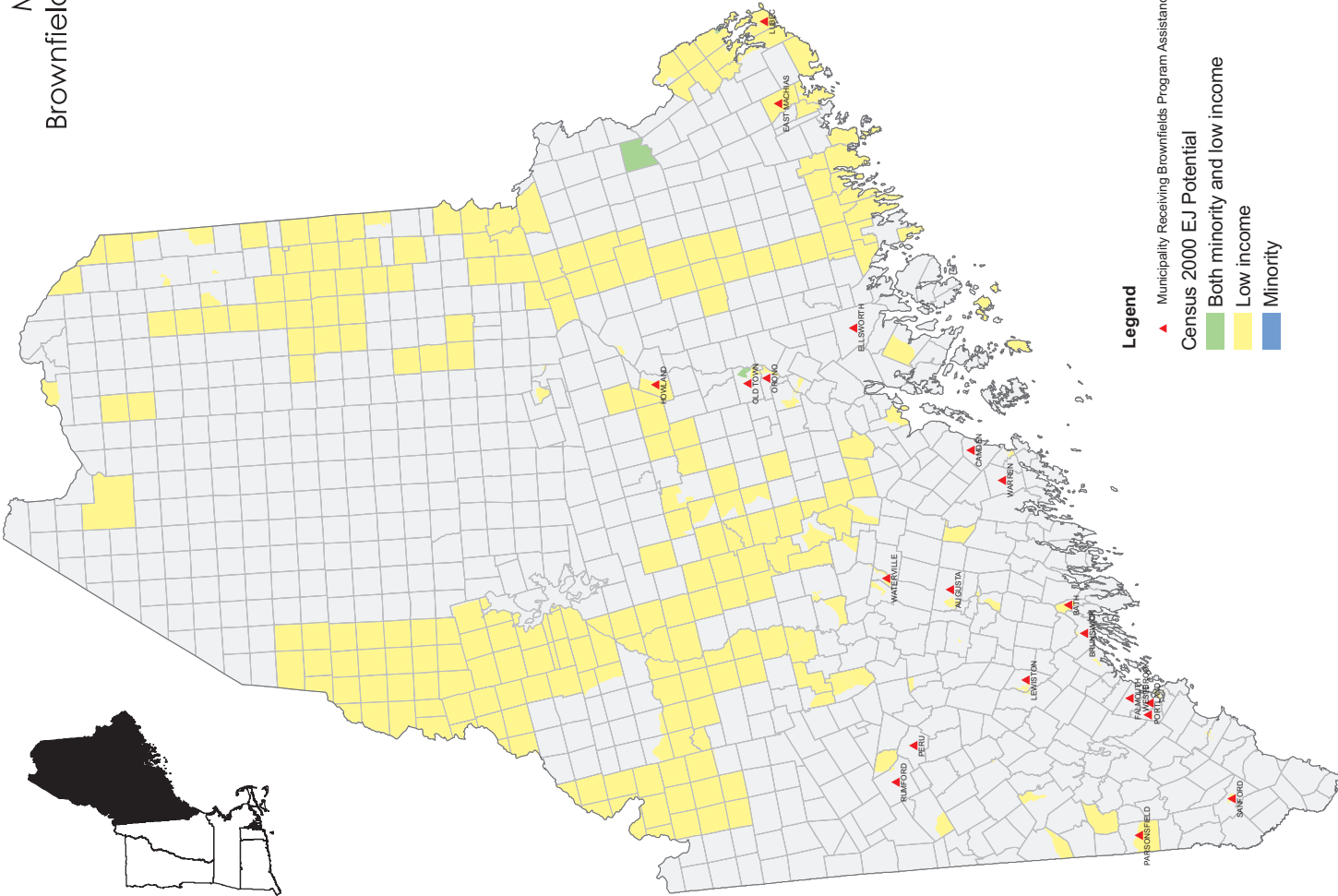
CRCOG = Capital Region Council of Governments.

HIPVC = Hockanum Industrial Development Venture Corporation.

MCTC = Middlesex Community Technical College

SCRCOG/RGP = South Central Regional Council Of Governments/Regional Growth Partnership, VCOG = Valley Council of Governments

# Maine Communities Receiving Federal Brownfields Program Financial And Technical Assistance



**Legend**

- ▲ Municipality Receiving Brownfields Program Assistance

**Census 2000 EJ Potential**

- Green Both minority and low income
- Yellow Low income
- Blue Minority

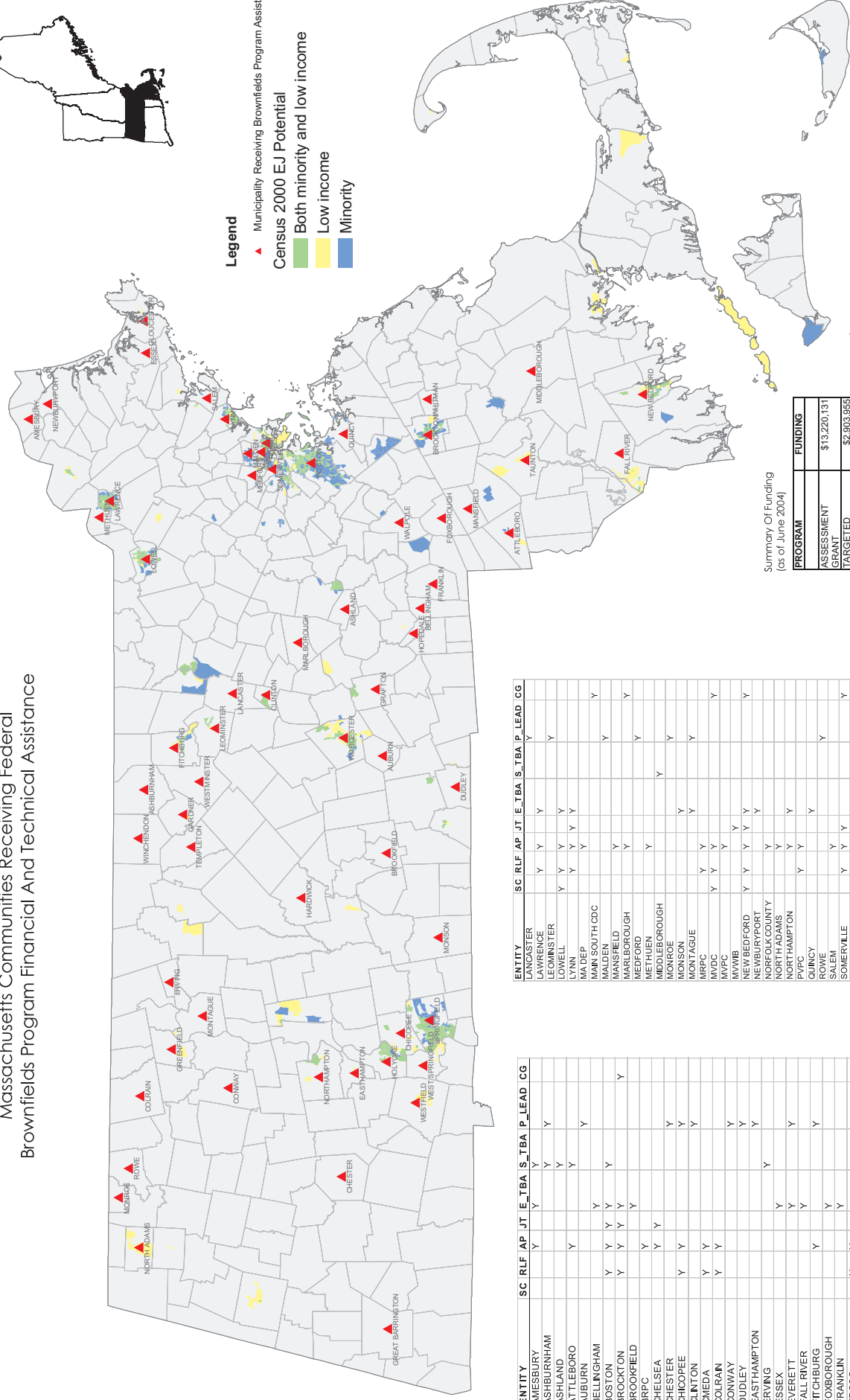
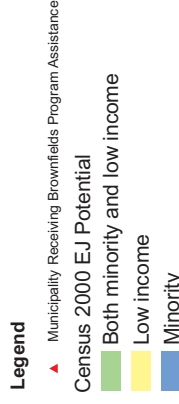
ENTITY	SC	RLF	AP	JT	E_TBA	S_TBA	P_LEAD	CG
AUGUSTA						Y		
BATH		Y	Y					
BRUNSWICK			Y					
CAMDEN						Y		
EAST MACHIAS						Y		
ELLSWORTH			Y					
FALMOUTH						Y		
HOWLAND						Y		
LEWISTON		Y	Y	Y				
LUBEC							Y	
MSPO			Y					
OLD TOWN				Y				
ORONO		Y		Y				
PARSONSFIELD						Y		
PERU				Y				
PORTLAND		Y	Y			Y		Y
RUMFORD							Y	
SANFORD			Y					
SMRPC			Y					
WARREN						Y		
WATERVILLE							Y	
WESTBROOK		Y	Y					

Field Definitions:  
 SC = Showcase Communities, RLF = Revolving Loan Fund Program,  
 AP = Assessment Program, JT = Job Training Program, E\_TBA = EPA-lead Targeted Brownfields  
 Assessment, S\_TBA = State-lead Targeted Brownfields Assessment, CG = Cleanup Grant,  
 P\_LEAD = Pilot-lead Assessment - EPA has awarded several Assessment Pilots to state entities  
 and regional planning commissions in New England. This table reflects those individual communities  
 where site assessment funds have been expended by state and regional assessment pilots.  
 Entity (Acronym) Definitions:  
 MSPO = Maine State Planning Office  
 SMRPC = Southern Maine Regional Planning Commission

Summary Of Funding  
 (as of June 2004)

PROGRAM	FUNDING
ASSESSMENT GRANTS	\$2,359,017
TARGETED BROWNFIELDS ASSESSMENTS	\$426,339
REVOLVING LOAN FUNDS	\$3,400,000
JOB TRAINING GRANTS	\$200,000
VOLUNTARY CLEANUP PROGRAM	\$1,380,297
STATE BROWNFIELDS SITE ASSESSMENT	\$728,365
SHOWCASE COMMUNITIES CLEANUP GRANTS	\$0
TOTAL	\$8,644,018

# Massachusetts Communities Receiving Federal Brownfields Program Financial And Technical Assistance



Summary Of Funding  
(as of June 2004)

PROGRAM	FUNDING
ASSESSMENT	\$13,220,131
GRANT	\$2,903,955
TARGETED BROWNFIELDS ASSESSMENTS	\$10,468,000
REVOLVING LOAN FUNDS	\$1,747,035
JOBS TRAINING GRANTS	\$3,976,315
VOLUNTARY CLEANUP PROGRAM	\$931,000
STATE BROWNFIELDS SITE ASSESSMENT	\$600,000
SHOWCASE COMMUNITIES	\$2,110,083
CLEANUP GRANT	\$35,956,519
<b>TOTAL</b>	

ENTITY	SC	RLF	AP	JT	E	TBA	S	TBA	P	LEAD	CG
LANCASTER											
LAWRENCE											
LEOMINSTER											
LOWELL											
LYNN											
MA DEP											
MAIN SOUTH CDC											
MALDEN											
MALDENBOROUGH											
MEDFORD											
METHUEN											
MIDDLEBOROUGH											
MONROE											
MONSON											
MONTAGUE											
MRPC											
MVDC											
MVPC											
MVWB											
NEW BEDFORD											
NEWBURYPORT											
NORFOLK COUNTY											
NORTH ADAMS											
NORTH HAMPTON											
PVPC											
QUINCY											
ROWE											
SALEM											
SPRINGFIELD											
TALTON											
TEMPLETON											
WALPOLE											
WEB CORP.											
WEST SPRINGFIELD											
WESTFIELD											
WESTMINSTER											
WHITMAN											
WINCHENDON											
WORCESTER											

Entity (Acronym) Definitions:  
BRPC = Berkshire Regional Planning Commission  
CMEDA = Central Massachusetts Economic Development Authority  
RCOG = Regional Council of Governments  
DOP = Department of Environmental Protection  
MPC = Metropolitan Planning Commission  
MVPC = Merrimack Valley Planning Commission  
MVWB = Merrimack Valley Workforce Investment Board  
PVPC = Pioneer Valley Planning Commission

ENTITY	SC	RLF	AP	JT	E	TBA	S	TBA	P	LEAD	CG
AWESBURY											
ASHBURNHAM											
ASHLAND											
ATTLEBORO											
AUBURN											
BELLINGHAM											
BOSTON											
BROOKTON											
BROOKFIELD											
BRPC											
CHELSEA											
CHESTER											
CHICOPEE											
CLINTON											
CMEDA											
COLRAN											
CONWAY											
DUDLEY											
EAST HAMPTON											
ERVING											
ESSEX											
EVERETT											
FALL RIVER											
FITCHBURG											
FOXBOROUGH											
FRANKLIN											
FROGG											
GARDNER											
GLOUCESTER											
GRAFTON											
GREAT BARRINGTON											
GREENFIELD											
HARDWICK											
HOLYOKE											
HOPDALE											
JOBS FOR YOUTH											

Field Definitions:  
SC = Showcase Communities  
RLF = Revolving Loan Fund Program  
AP = Assessment Program  
JT = Job Training Program  
E = EPA-lead Targeted Brownfields Assessment  
TBA = Targeted Brownfields Assessment  
S = State-lead Assessment  
TBA = Targeted Brownfields Assessment  
P = Private-lead Assessment  
LEAD = Regional Planning Commission  
CG = Central Massachusetts Economic Development Authority

This table reflects those individual communities where site assessment funds have been expended by state and regional assessment pilots.



# New Hampshire Communities Receiving Federal Brownfields Program Financial And Technical Assistance

ENTITY	SC	RLF	AP	JT	E_TBA	S_TBA	P_LEAD	CG
BERLIN						Y		
BRADFORD						Y		
BRISTOL						Y		
CLAREMONT			Y				Y	
CONCORD		Y	Y					
DERRY						Y		
DOVER							Y	
DURHAM		Y		Y		Y		
FRANKLIN				Y				
GREENFIELD						Y		
HAVERHILL							Y	
HENNIKER						Y		
JAFFREY						Y	Y	
KEENE								Y
LONDONDERRY		Y		Y			Y	
MILTON				Y				
MONT VERNON						Y		
NASHUA			Y					Y
NCC			Y					
NEW BOSTON						Y		
NEW IPSWICH							Y	
NEWMARKET							Y	
NEWPORT				Y				
NH		Y						
NHCPO			Y					
NHDES			Y					
NORTHFIELD							Y	
NRPC			Y					
RAYMOND						Y		
ROCHESTER							Y	
SOUTHWEST RPC			Y					
SUTTON				Y		Y		
SWANZEY							Y	
TILTON							Y	
TROY						Y		
WINCHESTER							Y	

Summary Of Funding  
(as of June 2004)

PROGRAM	FUNDING
ASSESSMENT GRANTS	\$1,940,000
TARGETED BROWNFIELDS ASSESSMENTS	\$398,926
REVOLVING LOAN FUNDS	\$2,450,000
JOB TRAINING GRANTS	\$0
VOLUNTARY CLEANUP PROGRAM	\$2,554,019
STATE BROWNFIELDS SITE ASSESSMENT	\$1,722,069
SHOWCASE COMMUNITIES	\$0
CLEANUP GRANT	\$400,000
<b>TOTAL</b>	<b>\$9,465,014</b>

## Field Definitions:

SC = Showcase Communities, RLF = Revolving Loan Fund Program,  
AP = Assessment Program, JT = Job Training Program, E\_TBA = EPA-lead Targeted Brownfields Assessment, S\_TBA = State-lead Targeted Brownfields Assessment, CG = Cleanup Grant,  
P\_LEAD = Pilot-lead Assessment - EPA has awarded several Assessment Pilots to state entities and regional planning commissions in New England. This table reflects those individual communities where site assessment funds have been expended by state and regional assessment pilots.

## Value (Acronym) Definitions:

NCC = North Country Council,  
NH = State Of New Hampshire,  
NHCPO = New Hampshire Coastal Planning Office,  
NHDES = New Hampshire Department Of Environmental Services,  
NRPC = Nashua Regional Planning Commission,  
RPC = Regional Planning Commission

## Legend

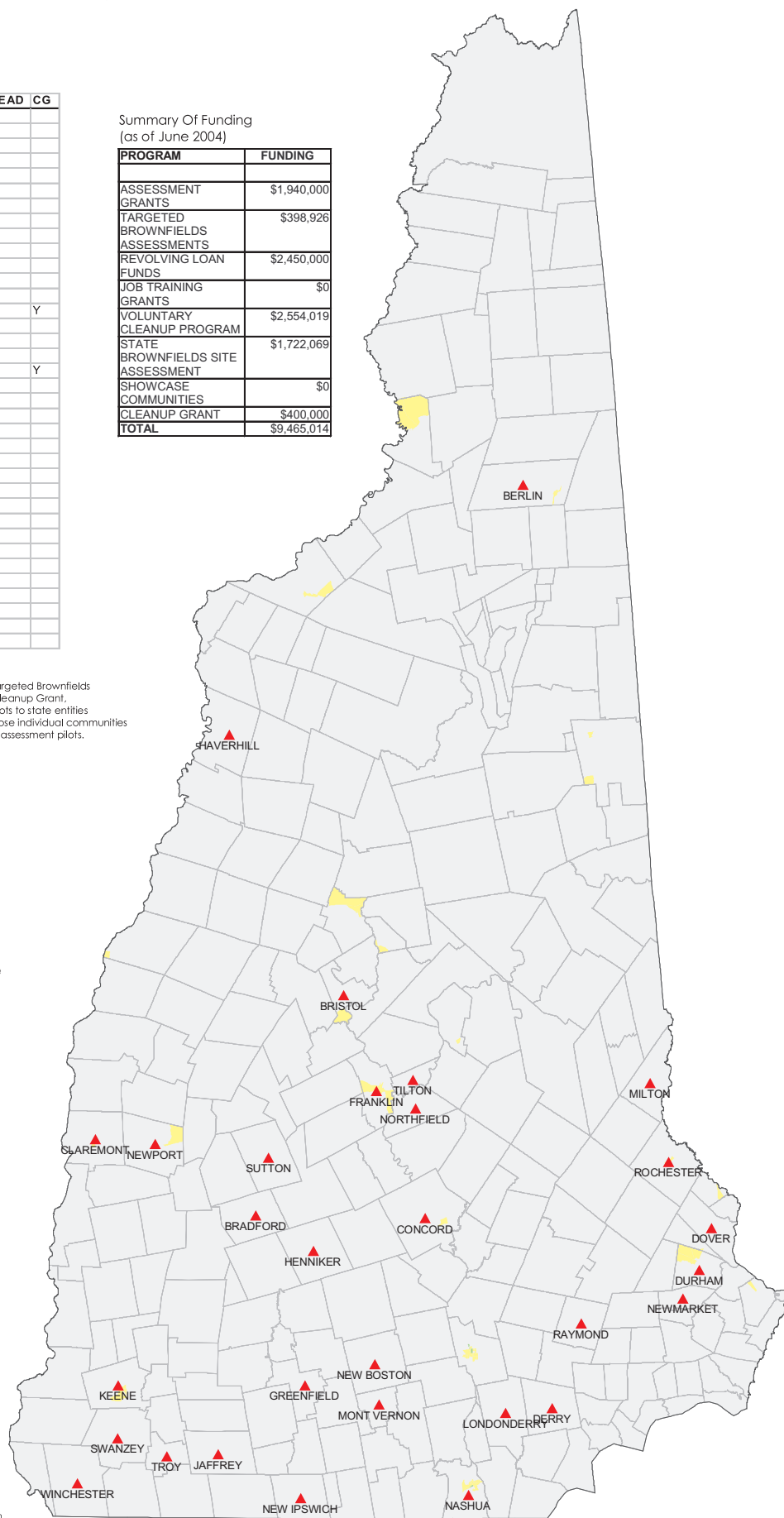
▲ Municipality Receiving Brownfields Program Assistance

## Census 2000 EJ Potential

Both minority and low income

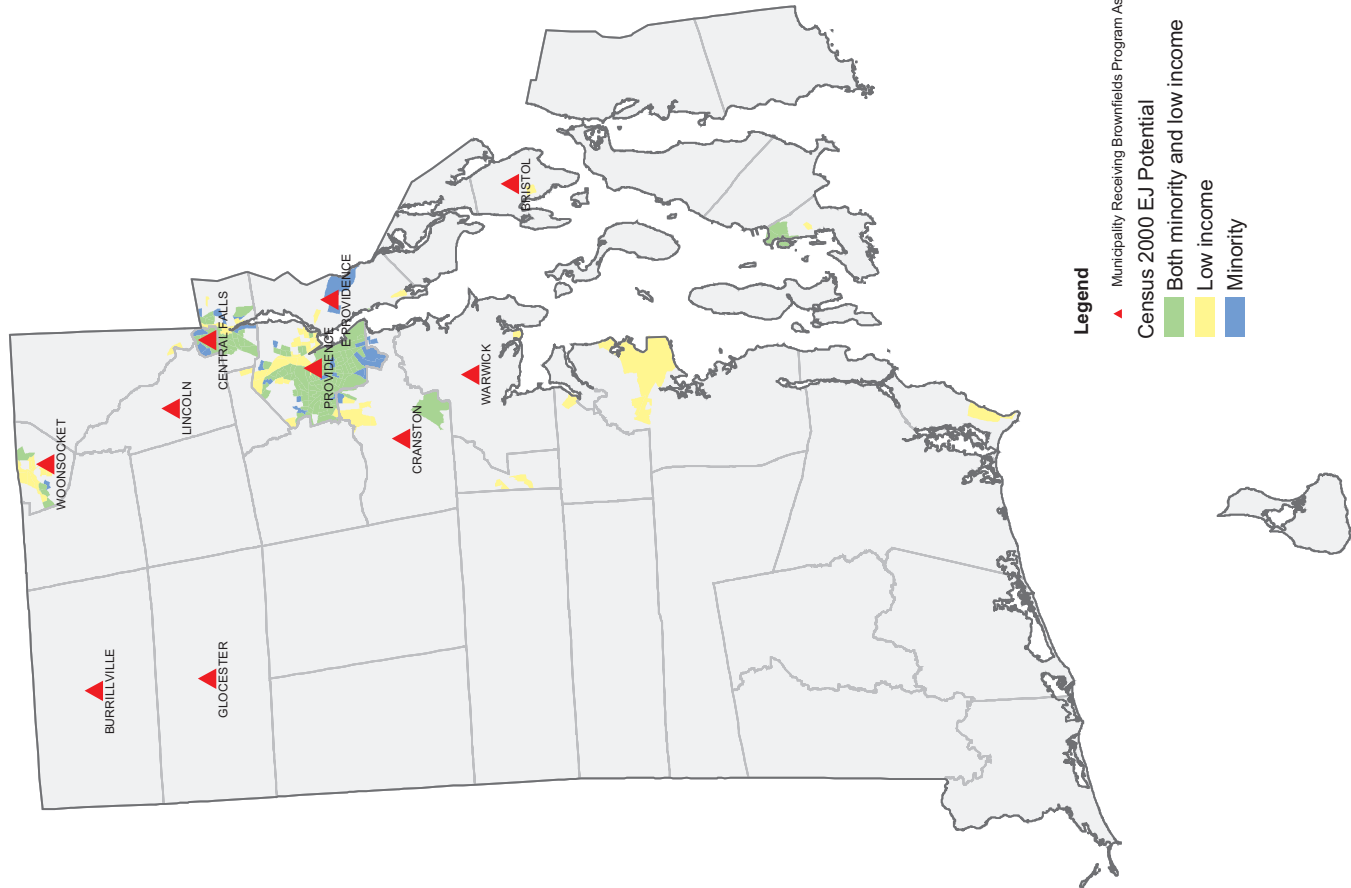
Low income

Minority





Rhode Island Communities Receiving Federal Brownfields Program Financial And Technical Assistance



ENTITY	SC	RLF	AP	JT	E_TBA	S_TBA	P_LEAD	CG
BURRILLVILLE						Y		
BRISTOL						Y		
CENTRAL FALLS					Y			
CRANSTON			Y			Y		
GLOCESTER						Y		
GROUND WORK PROVIDENCE				Y				
LINCOLN							Y	
MEETING ST (E PROVIDENCE)								Y
PROVIDENCE	Y	Y	Y	Y	Y		Y	Y
RIDEM			Y					
RIEDC			Y					
RIEDC/RIDEM			Y					
TPL								Y
WARWICK			Y					
WOONSOCKET			Y		Y		Y	

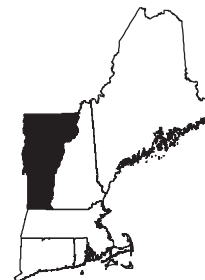
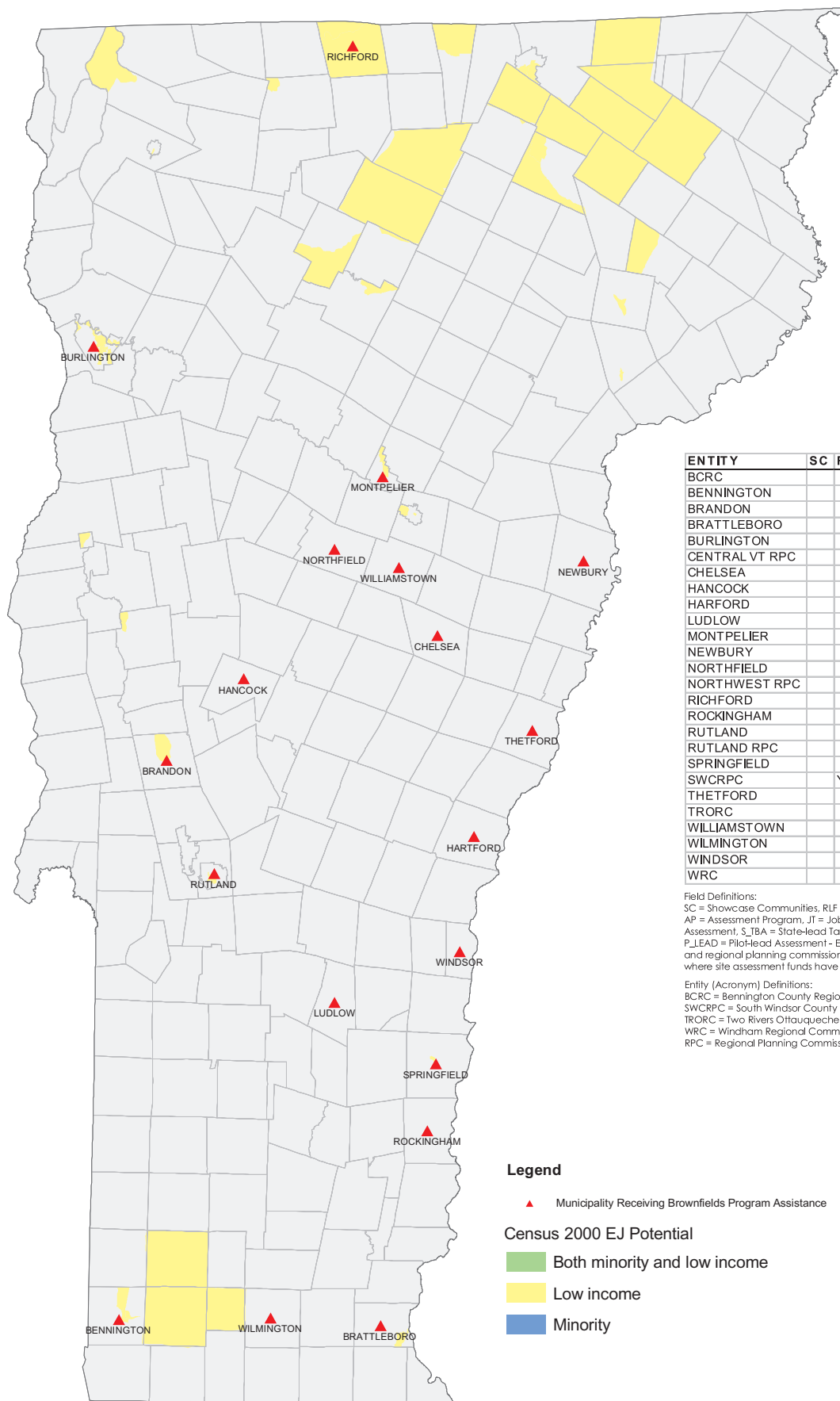
Field Definitions:  
SC = Showcase Communities, RLF = Revolving Loan Fund Program, AP = Assessment Program, JT = Job Training Program, E\_TBA = EPA-lead Targeted Brownfields Assessment, S\_TBA = State-lead Targeted Brownfields Assessment, CG = Cleanup Grant, P\_LEAD = Pilot-lead Assessment - EPA has awarded several Assessment Pilots to state entities and regional planning commissions in New England. This table reflects those individual communities where site assessment funds have been expended by state and regional assessment pilots.

Entity (Acronym) Definitions:  
RI DEM = Rhode Island Department Of Environmental Management,  
RI EDC = Rhode Island Economic Development Corp.  
TPL = Trust For Public Land

Summary Of Funding  
(as of June 2004)

PROGRAM	FUNDING
ASSESSMENT GRANTS	\$1,703,000
TARGETED BROWNFIELDS ASSESSMENTS	\$414,217
REVOLVING LOAN FUNDS	\$5,300,000
JOB TRAINING GRANTS	\$350,000
VOLUNTARY CLEANUP PROGRAM	\$1,947,245
STATE BROWNFIELDS SITE ASSESSMENT	\$878,115
SHOWCASE COMMUNITIES	\$300,000
CLEANUP GRANT	\$400,000
TOTAL	\$11,292,577

# Vermont Communities Receiving Federal Brownfields Program Financial And Technical Assistance



ENTITY	SC	RLF	AP	JT	E_TBA	S_TBA	P_LEAD	CG
BCRC			Y					
BENNINGTON						Y		
BRANDON							Y	
BRATTLEBORO							Y	
BURLINGTON			Y					
CENTRAL VT RPC			Y					
CHELSEA							Y	
HANCOCK							Y	
HARFORD						Y	Y	
LUDLOW						Y	Y	
MONTPELIER				Y			Y	
NEWBURY							Y	
NORTHFIELD							Y	
NORTHWEST RPC			Y					
RICHFORD						Y		
ROCKINGHAM				Y			Y	
RUTLAND			Y					
RUTLAND RPC			Y					
SPRINGFIELD							Y	
SWCRPC		Y	Y					
THETFORD							Y	
TRORC			Y					
WILLIAMSTOWN							Y	
WILMINGTON							Y	
WINDSOR				Y			Y	
WRC			Y					

Field Definitions:  
 SC = Showcase Communities, RLF = Revolving Loan Fund Program,  
 AP = Assessment Program, JT = Job Training Program, E\_TBA = EPA-lead Targeted Brownfields  
 Assessment, S\_TBA = State-lead Targeted Brownfields Assessment, CG = Cleanup Grant,  
 P\_LEAD = Pilot-lead Assessment - EPA has awarded several Assessment Pilots to state entities  
 and regional planning commissions in New England. This table reflects those individual communities  
 where site assessment funds have been expended by state and regional assessment pilots.

Entity (Acronym) Definitions:  
 BCRC = Bennington County Regional Commission  
 SWCRPC = South Windsor County Regional Planning Commission,  
 TRORC = Two Rivers Ottauquechee Regional Commission,  
 WRC = Windham Regional Commission,  
 RPC = Regional Planning Commission

## Summary Of Funding (as of June 2004)

PROGRAM	FUNDING
ASSESSMENT GRANTS	\$3,210,000
TARGETED BROWNFIELDS ASSESSMENTS	\$266,623
REVOLVING LOAN FUNDS	\$1,000,000
JOB TRAINING GRANTS	\$0
VOLUNTARY CLEANUP PROGRAM	\$607,030
STATE BROWNFIELDS SITE ASSESSMENT	\$602,975
SHOWCASE COMMUNITIES	\$0
CLEANUP GRANTS	\$0
<b>TOTAL</b>	<b>\$5,686,628</b>

## Legend

▲ Municipality Receiving Brownfields Program Assistance

## Census 2000 EJ Potential

Both minority and low income

Low income

Minority



### EPA BROWNFIELDS FUNDS PAVE THE WAY FOR BUSINESS GROWTH IN NEW BRITAIN, CT

#### • Success in EPA Brownfields Assessment Grant Program

NEW BRITAIN, CT – The Russell & Erwin factory in New Britain's Technology Corridor was transformed after years of abandonment and concerns of costly and potentially dangerous environmental contamination. A \$200,000 EPA Brownfields Assessment Grant awarded to the city in 1998 helped lift the stigma of environmental contamination from the site and a successful retail chain now brings additional tax revenue and good corporate citizenship to the once contaminated site.

The Russell & Erwin factory is just one of many small hardware parts manufacturers that were once a staple of the city's economy. A mass exodus of industry in the 1970s and 1980s left the city with over 600,000 square feet of vacant and potentially contaminated land. As a result of this huge and growing problem, the city has developed a brownfields cleanup initiative that encompasses six key properties that will be assessed and redeveloped with the help of remaining funds from the \$200,000 EPA Assessment Grant. Sites that have already achieved an environmental and economic renaissance include:

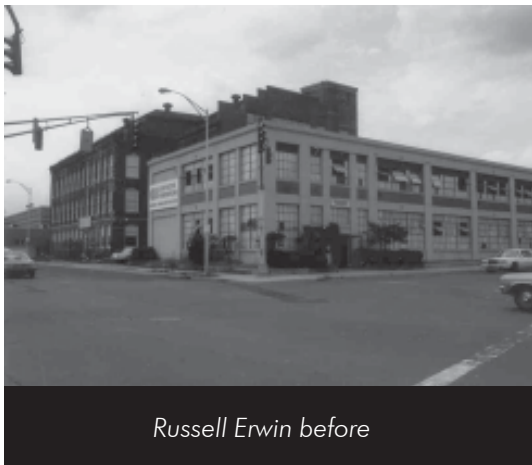
- the former Sandelli Greenhouses were transformed into the Urban Oaks Organic Farm;
- the former Howard Cleaners has been remediated and is now ready for private purchase.

Some forty residents are now employed at a Walgreens store, which has won several national awards for good corporate citizenship. Walgreens purchased the former Russell & Erwin property in December 2002, completed development in August 2003 and opened a month later.

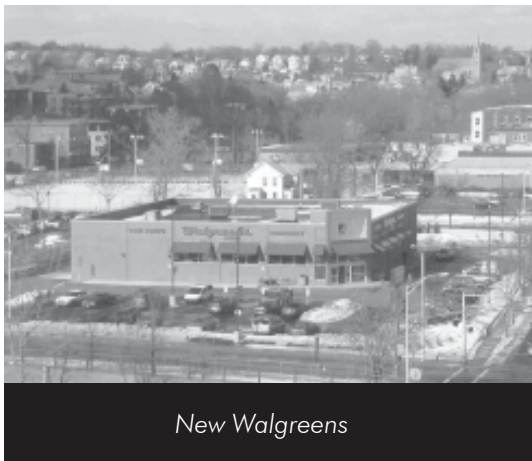
New Britain has a population of about 75,000 people, with a density seven times the state average. Twenty-seven percent of the population is of Hispanic or Latino descent, while another eleven percent are of African-American descent. The median household income is just over \$34,000 a year, compared to almost \$54,000 for the state, according to the 1999 US Census.

Russell & Erwin, once New Britain's largest hardware producer, built the site at 102 Washington St. in 1887. The company later became the American Hardware Corporation in 1902 and the Emhart Company in 1964. The parcel maintained its hardware production roots until the Emhart Co. shut down in the early 1970s. The factory site was later occupied by the state Department of Transportation for one year, a private realty company until 1979 and, finally, by Constructive Workshop Inc., a non-profit training and employment facility. The city bought the property in November 1993 after years of disrepair and underutilization.

The city originally planned to create a high-rise office building on the site as part of its ambitious Landmark Center Project. But the Landmark Center lost financial momentum in the early 1990s and the site was offered for sale. By 1998, the property was still not sold due to environmental contamination concerns. A fire destroyed a portion of the main building in 1999 leaving only a two-story addition.



*Russell Erwin before*



*New Walgreens*

Private businesses were not willing to invest in the dilapidated site due to rumored high cleanup costs and liability issues.

Site assessments, funded with \$18,000 from the original EPA Brownfields Assessment grant, were performed by the TRC Environmental Corp. The assessment showed that there was no significant contamination at the site beyond large amounts of debris and ash, thus paving the way for redevelopment.



*Urban Oaks After*

The community was involved in many aspects of the property cleanup. Community meetings were held describing the cleanup program and progress. A community-based Brownfields Awareness and Education Program was also created to reduce fears associated with the redevelopment. The program highlighted the economic and community benefits of the property's redevelopment.

With EPA's help and the addition of new and successful businesses to the area, New Britain is finally taking back the many acres of abandoned, unused and potentially contaminated properties in the city and returning them to productive use.

## EPA FUNDS HELP FORMER CIVIL WAR TEXTILE MILL GET NEW ECONOMIC LIFE—2004 UPDATE

- Success in EPA Brownfields Assessment Grant Program and Revolving Loan Fund Program

LEWISTON, ME- The Bates of Maine Woolen Mill, a former industrial anchor for western Maine, was transformed into a modern and bustling economic hub following years of community and state involvement and extensive assistance from EPA. Through an EPA Brownfields Assessment grant of \$200,000 in 1998, an additional \$75,000 in supplemental funding in 2000, and a \$500,000 dollar Brownfields Cleanup Revolving Loan Fund program set up in 1999, the city of Lewiston cleaned and renovated the 1.2 million-square-foot textile mill. The transformed complex will bring millions of dollars in new business investments to the community's struggling economy.

With a history that dates back to the Civil War, the "Bates Mill" has been a focal point for industry in Maine. The textile manufacturer helped outfit the legendary Grand Army of the Potomac and was the largest employer in the state until the early 1960s, when the domestic textile industry began to lose steam due to the pressure of foreign competition. By 1992, the majority of shop operations had ceased and only fifty workers remained. Operations stopped altogether soon after, leaving six acres and dozens of buildings vacant and potentially contaminated. The city of Lewiston gained ownership of the property and the Lewiston Mill Redevelopment Corporation, a nonprofit organization, now manages the property.



*Bates Mill Canal*

The city of Lewiston has a population of 29,000 people. Unemployment was over four percent in 2000, according to the US Census. Median household income for the city is \$29,000 per year and ten percent of the population lives below the poverty level.

Faced with both an economic and environmental behemoth, city officials and members of the community wanted to preserve the existing historic structure. At the same time, they wanted to assess and then clean the generations of contaminants that lurked at the site. The city enlisted the help of EPA, and hired an independent environmental contractor to assess contamination at the site.

Environmental assessments revealed levels of polycyclic aromatic hydrocarbons (PAHs), metals, PCBs, volatile organic compounds, lead, asbestos, and petroleum products. As a result of its assessment, EPA conducted a \$387,000 Superfund removal in 1999 that focused on removing the PCB contamination, asbestos, and leaking drums. The EPA stepped in again in 1999 during the initial cleanup and awarded the city \$500,000 to capitalize a Brownfields Cleanup Revolving Loan Fund program for the cleanup of the entire mill. The city then began the arduous cleanup. The plan was to clean the buildings from the inside out to preserve as much of the existing historic value as possible, while at the same time saving on demolition and debris cleanup costs.

By 2001, 284,000 square feet of the facility had been cleaned and leased to private businesses, including a branch of Banknorth, the parent company of People's Heritage Bank, a portion of the University of Maine, a popular restaurant, a telecommunications company, a photography arts center, a packaging company and various nonprofit organizations and businesses. By 2003, 1,400 new jobs had been created and the city's economy was given a boost with an additional \$500,000 in annual tax revenue and over \$17 million in additional private sector investment.



In 2003, the city granted the Lewiston Mills Redevelopment Corporation \$150,000 of the initial loan to clean the remainder of the property. Summit Environmental Consultants will oversee the redevelopment and Environmental Projects Inc., based in Yarmouth, ME, will perform the actual cleanup work.

With EPA funding, the city was able to leverage a total of \$41 million from federal, state, and local sources, including \$15 million in private investments. Through strong community involvement and effective economic and development planning, the finalized Bates Mill complex will revitalize the downtown and bring back some of the economic prosperity that the textile mill once enjoyed. It is expected to become the hub of economic redevelopment for Lewiston. The finished complex is expected to employ more than 5,000 workers at a fitness and daycare center for employees, private businesses, and a regional conference center.



*Exterior Before*



*Exterior After*



*Interior Before*



*Interior After*

## BROWNFIELDS PROGRAM HELPS REDEVELOP CONTAMINATED SITES IN PORTLAND

### • Success in Brownfields Revolving Loan Fund Program

PORTLAND, ME - The vacant rail yard on the Portland Peninsula sat unused and contaminated for twenty years. With the help of two EPA Brownfields Assessment Grants totaling \$435,000 as well as a \$500,000 grant to the city through the EPA Brownfields Cleanup Revolving Loan Fund Program, the citizens of this major New England city are set to reclaim two key portions of what residents and city officials call “the Bayside area.”

The two sites comprise nearly an acre near Marginal Way in Portland. With the help of EPA’s Brownfields funding, the Portland Department of Planning and Development will use \$175,000 of the loan fund to transform these two sites into much-needed additional parking and to create an extension to Chestnut Street that will be occupied by businesses, homes and apartments.

One of the oldest ports in the nation, today the Casco Bay town of Portland is Maine’s largest city. The historic shipping town has over 64,000 people, more than eight percent of them minorities. Although the average household income was \$35,650 in 1999, more than 1,300 families or almost 10 percent live below the poverty line. Although unemployment rates are low, the city is still in need of new business, parking and affordable housing.

The Bayside area, located between the tidal flat of Back Cove and the city’s bustling downtown, has an almost 100-year history of heavy industrial use. The land was man-made using debris from the infamous Portland fire of 1865 as fill material. The fire destroyed nearly all of the historic downtown. Debris was dumped into the ocean waters of Back Cove and the land was eventually filled in by various companies.



*Rail Yard—Before Cleanup*

The rail yard, which comprises most of the Bayside brownfields, was constructed in 1910 on the newly formed land by a company today called Guilford Transportation Co. The rail yard, which includes miles of track, transported cargo until it was taken out of service in the 1980s. The rail yard sat vacant and contaminated for the last twenty years until it was bought by the state in 2002, and then by the city of Portland a year later. Mayor Nicholas Mavodones, Jr., in his 2000 plan for Bayside brownfields redevelopment, referred to the site as characterized by “disinvestment and urban blight.”

The Bayside redevelopment plan was created after two years of community and local government cooperation. Community and civic groups, including the Bayside Task Force, the Bayside Neighborhood Association, the city council, and the Portland Planning Board have worked together to create the all-encompassing plan that will make Bayside an attractive urban gateway and extension of the downtown business district. The plan calls

for a rejuvenation of abandoned properties like the railroad parcel. Plans for redevelopment include the addition of housing complexes, shops, businesses, open spaces, community and civic centers, and additional parking.

A \$200,000 EPA Assessment Grant laid the foundation for the plan, enabling Tewhey Associates, to assess contamination at the rail yard parcel and other areas of the Bayside brownfields area in April 1998 and to make recommendations on cleanup efforts in March 1999. Armed with this information, the city of Portland was able to create realistic plans for Bayside brownfields improvement.



With preliminary assessments complete, the US EPA Brownfields Program stepped in again in 1999 to aid in Bayside cleanup with a \$500,000 Brownfields Cleanup Revolving Loan Fund Program grant. The city then set up the Downtown Portland Corporation (DPC) to manage allocation and eventual repayment of the loan. This large grant gave Portland the funds to launch a major cleanup effort within Bayside, which was divided into targeted parcels for cleanup and redeveloped independently with loan funds.

The smaller of the two sites, a property owned by 161 Marginal Way, LLC, is a quarter of an acre that runs from 161 Marginal Way to the existing end of Chestnut Street. The larger site of just over half an acre is jointly owned by 161 Marginal Way, LLC and the Five Liver Company. This site holds the Department of Human Services building.

EPA awarded an additional \$135,000 Brownfields Assessment Grant to Portland in 2001 for more assessments and to develop cleanup options. The assessment completed in July 2003 showed that soil contaminant concentrations exceeded the 1997 state guidelines. The black-stained, shallow soil samples included high concentrations of both arsenic and lead and had fragments of coal, cinders and ash.

In August of 2003, the DPC loaned \$175,000 of the original half-million dollar grant to the city to help transform two sites in the railroad parcel. The funds were borrowed at no interest by the city from the DPC and will be paid back within five years from either sale of real estate owned by the city in the Bayside area or from city general funds.

As a result of the Chestnut Street extension, the swelling downtown will move even closer to the beautiful bay area. The smaller of the two parcels will be used for the actual roadway extension and later for housing, businesses, shops and community centers. The larger of the parcels will be used for additional parking for the Department of Human Services.

The cleanup of these two properties will enable the plan for Bayside redevelopment to break new ground in the fight for both economic and environmental success. The Chestnut Street extension paves the way for a growing and more environmentally conscious downtown Portland.

## THE RIVERWALK REDEVELOPMENT IN WESTBROOK, MAINE

### • Success in EPA Brownfields Assessment Grant Program

The city of Westbrook, ME has used \$250,000 in Brownfields assessment money to spur the renovation of once contaminated properties into an office building and parking garage with greenspace and a Riverwalk along the shores of the Presumpscot River. The development of the completed Riverwalk redevelopment plan involves construction of several office buildings, some commercial business, a riverfront boardwalk, walking trails, greenspace with picnic tables and benches, and a bike path that will follow the Presumpscot River to connect with the neighboring Portland bike path.

The city celebrated the opening of the new Flannery Office Building and parking garage on two adjacent riverfront properties – 25 Bridge St. and 59 Dana Court – with a ribbon cutting ceremony on June 3, 2004. The building is currently occupied by CORE, Inc. which works with employers and health care professionals to assist disabled or sick employees in returning to work after illness or injury. To date 380 employees have moved in and the company anticipates expanding to 410 employees.

The 135,000-square-foot office building and 550-space garage was redeveloped by Tim Flannery, a local developer who owns Dana Warp Mill, a renovated mill building across the street. The city is currently working with Mr. Flannery to issue a \$900,000 loan to defray cleanup costs through the Brownfields Cleanup Revolving Loan Fund, which was capitalized by a US EPA grant in 2003.

CORE relocated employees from across the Northeast to the new facility. The business also holds a lease option to expand across the street into Dana Warp Mill. The new building and Dana Warp Mill will be connected by a glass-enclosed walkway above street level. CORE, Inc. chose Westbrook for its new facility for, among other reasons, its abundant office space and flexibility for growth, as well as its convenient access for transportation, nearby amenities for employees, and the right price.

The city had pre-established two tax incremental financing districts (TIFs) for the office building and the garage to help defray development costs and lower leasing costs for CORE. The city has leveraged \$1 million in federal highway funds and \$250,000 in economic incentives to defray the \$6 million cost of the garage construction. The 550-space parking garage will have 100 spaces reserved for the public.

The property at 25 Bridge St. was first developed in 1868 by Westbrook Manufacturing Co. The company made duck, a heavy cotton cloth or canvas used for sails and tents. It also manufactured and dyed cloth for overalls. In 1885, the property had a large four-story building with a wheelhouse and repair shop, a weaving building, three storage buildings, and a small shed. By 1903, S.D. Warren purchased the property and operated the S.D. Warren and Co. Electric Light and Power Co., Westbrook Station No. 2.

In 1909, Dana Warp Mill Corp. bought the property and prepared threads for looms. The two western buildings were used by Graige/Conant Electric and the other two buildings were used for storage. Between 1922 and 1930 all the buildings were used for storage with a residence. In 1955 Stultz Electric Motor Co., took over ownership of the property.

The former Foye Mill, on 59 Dana Court, was an 8,000-square-foot brick building built in the 1800s as a part of the Westbrook Manufacturing Co. C.E. Noyes bought the building and used it for a tire retread



*View of Stultz Foye Mill Property Before*

factory. Peter Foye bought it in 1984 and stripped the vacant buildings for lumber. In October 1992 the building burned down and all that remained was the filled-in foundation.

The city worked with Aquarion, formerly known as EER, Inc., to complete a \$65,000 environmental assessment. The second phase of the assessment revealed PCB levels in three transformers that exceed Maine Department of Environmental Protection (DEP) hazardous waste regulations. In the floor drains of the Stultz building, arsenic, lead, PCBs, and benzo[a]pyrene was determined to be at concentrations exceeding DEP regulations. Aquarion, Inc. recommended removing the contaminated soil. It is also recommended removing building debris from the former Foye Mill.



*During Construction of Flannery Building  
on site of former Stultz Foye Mill*



*Flannery Building Complete*

### **CHICOPEE, MA: THREE BROWNFIELDS REDEVELOPMENT SUCCESS STORIES**

#### **• Success in EPA Brownfields Assessment Grant Program**

Since 1996, when Chicopee, MA. received \$200,000 in EPA Brownfields Assessment Grant funding, the city has made the most of its money. Since then, Chicopee has assessed and redeveloped five sites, leveraged \$2.5 million in redevelopment and construction money, and created 100 redevelopment jobs.

For this city of 55,000, in which many people live below the poverty line, the Brownfields money has spurred much needed redevelopment and given new life to important downtown properties. Three sites described below are examples of how the city redeveloped properties.

**The former Bay State Wire Co.** was the first Chicopee property evaluated for contamination using EPA's assessment grant. The almost two-acre property was home to a 50,000-square-foot building built in 1913 by the C.F. Church Manufacturing Co. The property was sold to the Bay State Wire Co. in 1983 and in 1990 two fires destroyed the building. The city began plans for an assessment and cleanup in 1991, the same year the land was purchased by Bay Realty Inc. The acreage began to draw the attention of surrounding neighborhoods because of the dangerous environmental contamination and growing acts of vandalism committed in and around the charred and degraded property.

Using \$130,000 from EPA's Brownfields Assessment Demonstration Pilot Program, the city began an environmental assessment in 1996. Vanasse Hangen Brustlin Inc. performed investigations and environmental testing on the property and in 1997 reported finding a leaking methyl-ethyl ketone underground storage tank (UST) that required immediate action. Seven other USTs were found on the property containing fuel oils, plasticizers, kerosene and other liquids. Six above-ground storage tanks were also discovered, but most were empty. Other hazardous materials found included asbestos, lead, polychlorinated biphenyls (PCBs), and mercury.

The remains of the former Bay State Wire buildings were demolished and cleared, and the underground tanks and hazardous wastes were removed, at a total cleanup cost of \$196,000. City officials, the Willimansett Neighborhood Improvement League and EPA New England worked together to oversee cleanup and demolition activities on the property, which were funded by the city and state.

The city took ownership of the property from Bay Realty through tax foreclosure in 2000. Two years later, it was clean and ready for a future owner. The property was subsequently sold to E. Joseph Montemagni, a private developer who has plans for office space and storage for a local company. The restored site removes a source of crime and contamination and offers the promise of jobs and new business to Willimansett, one of the most economically downtrodden neighborhoods in the city.

**The site of the former JG Roy Lumber Co.,** a lumberyard for nearly seventy five years, is on the brink of a redevelopment that will bring critical economic and environmental improvements to a low-income Chicopee neighborhood. The almost six-acre property, home to eleven buildings, is ready for redevelopment following a site assessment funded with an EPA Brownfields Assessment Grant.

JG Roy Lumber, which occupied the property from 1924 to 1979, produced, treated, stored and sold lumber. Carbon tetrachlorides and various other chemicals used to treat the lumber were allowed to drip into the ground. The Hallahan Lumber Co. bought the property in 1979, and in 1998 the city acquired the potentially contaminated property through a tax foreclosure.

Tighe & Bond conducted an environmental site assessment funded by a \$41,600 EPA Brownfields Assessment Grant. The initial assessment found low levels of tetrachlorides and arsenic in the soil that did

not require remediation. By October 1999, the property was ready for redevelopment. The adjoining property owner, J. Polep Distribution Services, purchased the site in 2002, completed the remaining remediation and cleared the existing buildings for the future expansion of its warehouse and distribution business.

J. Polep borrowed Community Development Block Grant funds to pay for the cleanup and demolition work. The expansion of J. Polep Distribution Services will also remove blighted buildings and replace them with an industrial and commercial entity that will be highly visible from busy Interstate 391.

A full-service Department of Motor Vehicles branch office, opened at 1011 Chicopee St., has contributed greatly to the revitalization of the surrounding Willimansett neighborhood. An EPA Assessment Grant paid for assessments that cost more than \$35,000 and helped create a long-term strategy for the once-contaminated property's redevelopment.

The property of more than 21,000 square feet had a contamination history of sixty seven years. Tri-City Cleaners bought the site in 1970 and owned it for almost thirty years until the city took possession in 1997 through a tax foreclosure. The Office of Community Development saw the heavily contaminated property as a possible focal point for a redevelopment plan that would encompass several other contaminated properties throughout the Chicopee area.

The TRC Environmental Corp. performed an environmental assessment of the property, funded through an EPA Assessment Grant, which paved the way for redevelopment. By July 2000, the TRC assessments had found widespread contamination. Armed with this information, the city was ready to perform a cleanup and redevelop the contaminated property.

By 2002, the city had renovated the existing building to create a full service branch of the Department of Motor Vehicles (DMV). The cleanup was funded with a Chicopee Community Development Block Grant and other city and state funds. The DMV office has spurred increased tax revenues in the low-income neighborhood surrounding the property, increased police presence in the community, and offered residents well-paid employment.

### FORMER FITCHBURG RUBBER FACTORY BECOMES AN URBAN OASIS

#### • Success in EPA Brownfields Assessment Grant Program

FITCHBURG, MA - The fenced and charred foundation of the Hope Rubber Plant on Boulder Drive in historic Fitchburg MA was transformed from a contaminated and potentially dangerous urban eyesore into the beautiful and relaxing Riverfront Park - complete with an outdoor theater, nature trails, and expansive green lawns. This redevelopment was made possible in part by a 2001 EPA Brownfields Assessment Grant of \$200,000.

Hope Rubber, a plastic and rubber parts manufacturer, closed shop in the 1990s. The 35,000-square-foot building remained vacant until the Fitchburg Planning Department applied for an EPA Brownfields Assessment Grant. The redevelopment of almost two acres is part of a commitment to revitalization by the Fitchburg Planning Department and the Fitchburg Redevelopment Authority. The park has paved the way for this large New England community, hit hard by economic downfall in recent decades, to begin a period of economic and aesthetic rebirth.

The Riverfront Park, which meanders along the Nashua River in downtown Fitchburg, is now the key element in the city's proposed \$43 million Fitchburg Urban Revitalization Program. The park includes a river promenade, green lawns and trees, and comfortable benches. Plans call for a renovated railroad car to sell refreshments, a large band shell for musical and theatrical performances, and a structurally renovated Old Iron Bridge. The redevelopment is projected to cost \$700,000.

Fitchburg, a city of 41,000 people, encompasses twenty-eight square miles. It borders the Nashua River, fifty miles west of Boston and twenty five miles north of Worcester. It includes rural spaces and a relatively vacant urban core. Its unemployment rate was nearly double the national average in 1999, and with almost twelve percent of the population below the poverty rate, this troubled community was in need of help.

When the General Electric plant in town closed in 1998, more than 600 residents lost their jobs and the number of vacant buildings, already numerous throughout the city, grew. The GE shutdown spurred a needed urban renaissance within the city. By May of that year a complete Urban Renewal Plan was prepared. The renewal program targeted urban brownfields, including the massive and contaminated 40 Commercial St. location of the former Hope Rubber Plant.

The EPA grant enabled the city to hire TRC Environmental Corp. to conduct environmental investigations that determined the abandoned industrial property contained surface soils and groundwater contaminated with lead and arsenic that posed an unacceptable risk to human health. Four underground storage tanks were also found on the property and later removed by Cyn Environmental Services on behalf of the former owner - Commercial



*Award presentation for  
Assessment Grant funds*



*Former Hope Rubber Property*



Street Realty Trust. The tanks were found to contain fuel oil and liquids. One had a small leak that had leached petroleum hydrocarbons and volatile organic compounds (VOCs) into the surrounding soil. Asbestos-containing materials, later removed by Patriots Environmental Corporation, were also found in the building.

Within just two years, 155 cubic yards of contaminated materials were removed and 18 inches of clean cover material was put into place. The brand-new Riverside Park opened August 23, 2003 with a spectacular summer concert in its new theater.



*New Riverside Park*



*During Construction of Park*

The park was a collaborative effort that included residents in every aspect of the cleanup and redevelopment. Residents weighed in on small details like benches and street lamps as well as huge decisions like the architectural design firm. The Riverfront Park Citizens Committee, made up of business leaders, residents, and government officials, hired the Cambridge architectural firm of Carol R. Associates to design the project. Construction of the park was performed by Northern Construction Services of Weymouth.

The first phase of redevelopment is now complete. The almost \$530,000 project was funded by both the state Executive Office of Environmental Affairs and Fitchburg Redevelopment Authority and included removing debris, filling in the building foundation, paving of walkways, lighting, benches, plants, grass, trees, fencing and more.

"The Fitchburg Riverfront Park provides people with a place to enjoy the outdoors and the river as a community," said Lisa Wong of the Fitchburg Economic Development Office. "It has proven that it has the potential to draw people back downtown."

In 2003, the EPA awarded the Fitchburg Redevelopment Authority an additional \$200,000 Assessment Grant so that seven more brownfields

sites in the community can be assessed for contaminants. Armed with this information, Fitchburg will once again be prepared to reclaim a portion of the blighted urban compact and experience another environmental and economic victory like Riverfront Park.

### LAWRENCE PROJECT OPENS DOOR TO ECONOMIC, ENVIRONMENTAL IMPROVEMENT

- Success in EPA Brownfields Assessment Grant Program

LAWRENCE, MA - Among the oldest and most historic mill cities of the Northeast, Lawrence sits along the rushing Merrimack River. This once booming industrial center is now one of New England's poorest cities, with one of the region's highest unemployment rates. Public agencies, businesses, and community groups have worked together to create an all-encompassing plan to bring economic and environmental renewal through a development called the Lawrence Gateway Project.

Named after the historic downtown canal district that will be its home, the Lawrence Gateway Project is funded through private and public sources, including over \$1 million in EPA Brownfields Program funds. The multimillion dollar project involves developing transportation, cleanup of the numerous mill buildings, transforming landfills into safe and usable properties, and creating affordable housing.

Lawrence, an industrial center in the 19<sup>th</sup> century, was home to textile production. Harnessing the great power of the Merrimack River, the city's industrial roots were enmeshed with the extensive systems of canals, penstocks, and turbines that powered and transported raw materials to the city's huge mills. By the 1970s the industry began to collapse due to competition from textile imports. Thousands of workers were laid off and dozens of factories shut down. Many of these factories have remained abandoned or underutilized.

The average household income in Lawrence in 1999 was only \$24,500. More than a fifth of the population lived below the poverty line in 2000. People of Latino heritage make up over half of the city's population, many of them of Puerto Rican heritage.

Transportation improvements center around the I-495 interchange project, made possible by the Massachusetts Highway Department. The new interchange will create a defined gateway into the downtown.

More traffic into the downtown will bring more potential business and the need to improve the area's appearance. The link to I-495 will also improve traffic flow into the area, and link the interstate to the improved Spicket River Bridge. In addition to the new interchange, ramps will be realigned and roads and bridges, including the Spicket River Bridge, will be constructed or refurbished.

The program will also address the problem of the numerous abandoned or underutilized mills. A total of \$400,000 from EPA's Brownfields Assessment Grant Program will help the city to assess several key properties within the Gateway area, including the former Oxford Paper site.

The factory, which once manufactured paper products, is now entering its final stage of cleanup. A portion of the property will become a park, offering urban residents a chance to enjoy open greenspace every day.

Cleanup of the nearby GenCorp property is also a major cornerstone of the Gateway Project. The GenCorp site, an 8.6-acre brownfields property, has an industrial history dating back to 1848 and an extensive history of contamination. GenCorp, a Fortune 500 company, purchased the property in 1955 and manufactured plastic products until the plant closed down in 1981 due to poor economic conditions and excess capacity in the industry. The estimated \$100 million assessment and cleanup of the GenCorp site is in its final stages. The work was done voluntarily and entirely at the expense of GenCorp under the approval authority of EPA. The property will eventually be redeveloped into needed parking and landscaped community spaces.



*Interior of abandoned mill*

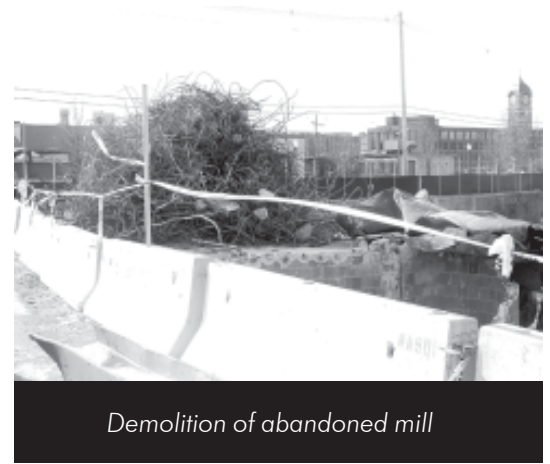


Another highlight of the plan is the Landfill Conversion Program. A former landfill site has been transformed into a clean, safe, and enjoyable recreational park on the banks of the Merrimack River. This successful cleanup, made possible through a joint effort by the city, EPA, MassHighway, and the MA Department of Environmental Protection, offers the community open green space and river views.

Lawrence CommunityWorks, a non-profit organization that focuses on job training, housing, and economic opportunities, has successfully put in place the Summer Street Home Ownership Project and the *Our House* Family Learning Center.

Groundwork Lawrence was established by the city in partnership with the EPA and the National Park Service to improve the environment through community partnerships. Groundwork supports park improvement, clean-up and planting days, Adopt-a-Space programs, and environmental education. The Groundwork team also partnered with the Reviviendo Gateway Initiative, a 38-member steering committee, to form a guide to redevelopment to help ensure the safety and happiness of the community through all aspects of the Gateway project.

With the Lawrence Gateway plan already well underway, this urban community has become a beacon of economic and environmental renewal throughout Massachusetts. As a result, many other disadvantaged communities are beginning to follow this very successful and very impressive first act.



*Demolition of abandoned mill*

### EPA GRANT PAVED WAY FOR NEW LOWELL MIDDLE SCHOOL

#### • Success in EPA Brownfields Assessment Grant Program

LOWELL, MA - When the Kathryn "Kay" Stoklosa Middle School is completed, it will become an anchor for urban revitalization in one of Lowell's oldest and most economically disadvantaged neighborhoods. The public middle school will help reduce crowding in Lowell classrooms and provide children and their families with open space that is limited in the urban Acre neighborhood. Through the help of an EPA Brownfields Assessment Grant and following the efforts of state and local organizations, local residents, and area community groups, the site of the new school has been assessed. Cleanup efforts are now gearing up, and the school is projected to open its doors to some 660 students as early as August 2005.

The Acre neighborhood is known historically for its predominantly immigrant and minority population. This oldest of Lowell neighborhoods was settled by Irish immigrants who labored in nearby factories and helped build the city's canals. The Irish built a strong industrial foundation for the neighborhood. More recently people from Greece, Latin America, and Asia have made Lowell their home. The neighborhood quickly became overpopulated and living conditions began to deteriorate as buildings fell into disrepair. Conditions declined until the 1970s and were deplorable until local officials began plans for the Acre Urban Revitalization and Development Plan in 1992.

With 103,000 residents, Lowell is the fourth largest city in Massachusetts. Just twenty five miles from Boston, the city has a rich industrial and cultural history. The largest employment sectors in the city are industrial manufacturing and education. According to the 2000 census, almost seventy percent of the population lives below the poverty level. About fourteen percent of the total population is of Asian ancestry and eleven percent is Hispanic.

The Acre Urban Revitalization and Development Plan will transform the majority of the 600-acre neighborhood and will be anchored by the Stoklosa Middle School. The plan is to redevelop about 113 acres in the bustling heart of the city, including approximately six acres that is home to the middle school. This effort encompasses dozens of abandoned and underused properties, light industrial facilities, failed or failing businesses, small housing complexes, and thousands of square feet of environmental contamination.

The first step taken in the creation of the Stoklosa Middle School was to determine what environmental contaminants lurked under dozens of dilapidated buildings. EPA's Assessment Grant helped fund a site investigation conducted by local environmental contractor TRC. The site assessment revealed concentrations of arsenic, cyanide, lead, and polycyclic aromatic hydrocarbons (PAHs) in low-depth soil samples. Concentrations of arsenic, cyanide, volatile organic compounds and PAHs were also found in



*Construction of new school*



*Caption*

groundwater samples. Fortunately, all levels of contamination were determined not to be a threat to human health.

Armed with site assessment information, the city now has the tools to begin plans to clean the property. Cleanup efforts will include removal of thousands of pounds of contaminated soil, capping and improving demolition, debris removal, and extensive paving.

EPA Brownfields funds were also used for other aspects of the middle school's development. EPA funds open several avenues for community outreach, including the development and dissemination of fact sheets, public meetings with officials and the community, a website, a public document repository for site redevelopment, and translation services for the many non-English speaking residents.

The Kathryn Stoklosa Middle School is bound on the north by Broadway, on the south by Rock Street, on the west by School Street, and on the east by Mt. Vernon Street. The school will sit on almost six acres, and over an acre and a half of this will be reclaimed greenspace in the form of active recreation areas, such as basketball courts and a soccer field. The school will improve educational opportunities for the city's children, create or retain an estimated seventy five permanent jobs, and will become the focus of the Acre Urban Revitalization Plan.

The key component of the Acre Urban Revitalization and Development plan was the Citizens Advisory Committee, made up of residents, local businesses and institutions, local community organizations, the National Park Service, and city agencies. Various presentations were given by community groups to be sure that each community voice was heard during the redevelopment preparations. Groups included The Coalition for a Better Acre Task Force, the Acre Neighbors Group, business owners in the project area, and the Lowell Planning Board. Additionally, two city council meetings were held on the topic and televised on Local Access Cable.

The school will bring new vibrance to a neighborhood which has been plagued by disrepair and economic hardship.

### **FORMER BROCKTON SHOE FACTORY LANDS ON ITS FEET**

#### **• Success in EPA Brownfields Targeted Assessment Grant Program**

BROCKTON, MA - A \$50,000 EPA Brownfields grant has turned the site of a burned out factory building in Brockton, MA into the new, 60,000-square-foot corporate headquarters for David Gooding, Inc.

A July 1994 fire destroyed King Size Co. on Spark Street and left the six-acre site idle for the next ten years. The city of Brockton embarked on the path to reuse in 1997 when EPA awarded the city a Targeted Brownfields Assessment. An EPA-hired consultant conducted an environmental assessment of soil and groundwater in February 1997, and again in September 1999, to define the nature and extent of hazardous waste contamination on site.

The site was cleaned by Fleet Environmental Services, which also purchased the property under an agreement with the city. Fleet was unable to fulfil its original plan, to build its headquarters and a training center. Instead, the company sold the property in 2002 to DGI, LLC, the real estate holder for David Gooding Inc. Fleet's tax agreement with the city was amended and transferred to DGI, which will realize a property tax reduction of \$321,422 over thirteen years because of the previous contamination. In addition, DGI will be able to claim a five percent investment tax credit from the state. City officials estimate the company's investment will produce \$986,927 in new taxes for the city over thirteen years.

This valuable commercial space is strategically located in Brockton's economic corridor and adjacent to the commuter rail station. DGI, founded in 1980 in Warwick, RI, is a manufacturer's representative providing goods to plumbing, heating, and PVF wholesalers. Since 1980, DGI has grown to about seventy employees with over half located in the Brockton facility, serve a territory from Maine to Virginia. The headquarters office is in Brockton with a satellite office in Bristol, PA. The company has invested \$3.2 million in construction and \$500,000 in equipment for its new state-of-the-art headquarters.

## OLD MILLS BECOME NEW CONDOS IN NEWMARKET, NH

### • Success in EPA Brownfields Targeted Assessment Grant Program

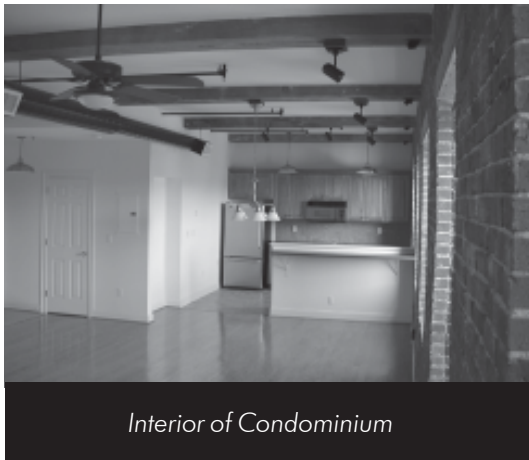
NEWMARKET, NH - When Ebenezer Smith operated grist and saw mills on the banks of the Lamprey River in Newmarket NH in the early 19<sup>th</sup> century, he had no idea that he was the beginning of a 150-year tradition of industries on the site. Over the years, the grist mill hosted a range of industry including: textile mills, a shoe factory, a manufactured gas plant, a metal rolling and stamping factory, a brewery, and finally an electronic insulator plant.



*Newly Renovated Essex Mills Condominium  
with Lamprey River in Foreground*

The downtown mills represented the very heart and vitality of the Newmarket community for more than a century and a half. When manufacturing migrated from New England in the late 20<sup>th</sup> century, the mill became an eyesore and a burden to the community; a polluted and vacant brownfields site.

Through cooperation among corporations, investors and town, state, and federal governments, the industrial days of the site have been put cleanly in the past; today a group of residents can proudly call these buildings – transformed into condos - home.



*Interior of Condominium*

The success story began in 1988, when United Technologies Corporation sold the industrial complex to the Essex Group. United Technologies knew the site harbored environmental contamination and agreed, as a condition of the sale, to pay for future cleanup of environmental contamination on site. Environmental investigations that followed revealed petroleum contamination, the likely source being No. 6 fuel oil. By the mid-1990s, cleanup of the fuel oil had begun.

The town of Newmarket recognized the value of the site and in 1997 negotiated with the Essex Group to have property transferred to the Newmarket Community Development Corporation (NCDC). In the spring of 1998, the mill space was transferred to the development corporation to be turned into residential housing.

Before this transfer, the cleanup had centered around removing petroleum tanks and the light fuel oil from groundwater. Once the site was slated for housing, the development corporation concluded a new environmental assessment was needed. The site was designated as a Brownfield in 1998 and the Coastal Program of the NH Office of State Planning used some \$25,000 in EPA Targeted Brownfields Assessment funds for additional site assessment work.

The Assessment revealed that a manufactured gas plant – a coal gasification plant used to produce gas for lighting the mill – once operated onsite. Contaminants that were most likely related to this process were found in the soil and groundwater and United Technologies agreed to clean the remaining contamination.

## NEW HAMPSHIRE

---

A new cleanup plan was prepared and in June 2001 about 1,200 tons of contaminated soils were removed from the site. Consultants GZA GeoEnvironmental, Inc. and GEI prepared the plans. To reduce concerns over potential future liability, developers used the NH Brownfields Covenant Not to Sue Program. Under this program, the state cannot force any additional cleanup work for contamination issues already addressed in the approved cleanup plan.



*Historic Mill Building*

At that point, the developer, Chinburg Builders Inc, was ready to move forward with redevelopment. The first phase was completed in 2002 and created 36 condominium units in the cut granite building. The condos were sold at market value ranging from about \$200,000 to \$425,000 each. Before it was developed as condos, the portion of the mill now occupied by these homes brought in \$6,100 a year in taxes. The condos are expected to generate \$200,000 to \$300,000 annually in property taxes for the town. An additional \$4.5 million has been authorized in bonding for infrastructure improvements in town along with \$15 million in capital public improvements brought in as a result of a tax increment financing (TIF) agreement.

Future development at the site may bring office space or other mixed-use occupants. The successful reclamation of the Essex Mills property has been a great boon for both the economy and environment of this town of 7,000 people. Public and private partners working together at all levels have made Essex Mills a model for Brownfields redevelopment. In the words of Al Dixon, Newmarket town manager, "It's the way Brownfields redevelopment is supposed to work."



## RESIDENTS OF DISADVANTAGED PROVIDENCE NEIGHBORHOODS TAKE BACK CONTAMINATED PORTIONS OF CITY WITH SUPPORT FROM EPA JOB TRAINING PROGRAMS

### • Success in EPA Brownfields Job Training Grant Program

PROVIDENCE, RI – One of Providence's most innovative and successful environmental non-profit organizations, Groundwork Providence Inc., has teamed up with EPA to provide the necessary training to restore some of Providence's most contaminated neighborhoods and properties. With the help of a \$200,000 EPA Brownfields Job Training Grant in 2002, Groundwork Providence has begun training and recruiting local residents directly affected by environmental contamination to help transform desolate portions of the city into clean, community-friendly businesses, green spaces and affordable housing.

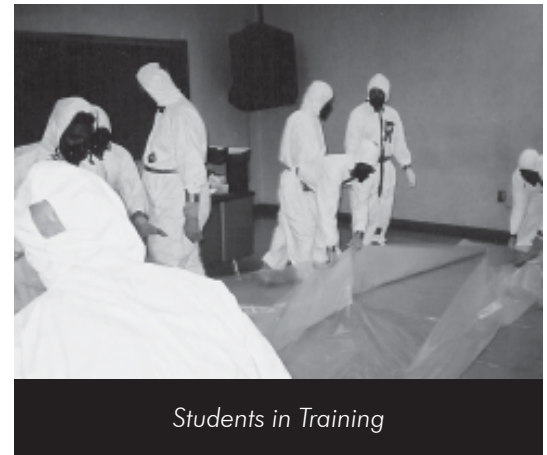
In 1997, the Keep Providence Beautiful program began a program called Groundwork Providence, modeled after a successful environmental organization in the United Kingdom. Since then, Groundwork Providence has designed a successful business plan that links communities – particularly youth – with their local environment.

The mission of Groundwork Providence is to improve and manage the environment by developing community-based partnerships that empower people, businesses and organizations to promote environmental, economic and social well-being. Groundwork's innovative approach unifies and improves both the community and the surrounding environment. Groundwork understands the value that can still be found in old industrial cities and that abandoned and underused factories and deteriorating housing can be transformed through community partnerships. The program focuses on some of the most contaminated portions of Rhode Island's cities.

Five years after Groundwork's beginning, it received a \$200,000 EPA Job Training Grant. These funds have been used to develop a community outreach campaign that reaches into the heart of Providence's most hard-hit economic areas by recruiting young, unemployed or undereducated residents to take part in training that will certify them for jobs in environmental contracting work. The program has trained dozens of men and women to handle and remove hazardous substances, to use and develop environmental treatment and assessment technologies, and to physically, chemically and biologically reduce hazardous wastes in their community. The program has given a group of nearly 100 graduates the chance to earn salaries and benefits packages previously not available to them.

The RI Economic Development Corporation will help recruit companies that contract with environmental cleanup projects to help place program graduates. The Community College of Rhode Island will provide the environmental training and remediation technology for students to practice and learn and the RI Committee on Occupational Safety and Health will provide worker health and safety training. All the program's public and private partners serve on an advisory committee.

The two main components of Groundwork Providence's business plan are outreach and recruitment. Outreach involves partnerships with community-based literacy organizations, social service agencies and neighborhood-based outreach meetings to distribute educational brochures about the impact of Brownfields sites on their community. The program focused its recruitment efforts in three of Providence's most disadvantaged neighborhoods: Smith Hill, South Providence and Olneyville. These three neighborhoods have unemployment rates that reach twenty percent, much greater than the state average. Over twenty percent of the residents in these neighborhoods live below the poverty level. In some cases, nearly half live



*Students in Training*



## RHODE ISLAND

---

below the poverty level. These diverse neighborhoods are made up of large groups of people of Hispanic origins.



*Graduation*

Once recruited, trainees take part in an eight-week, three-step curriculum created with input from some of Rhode Island's most prominent employers, educators and industry professionals. Groundwork supports graduates in their subsequent job searches, offering help with cover letters, resumes, references, employment testing and interviews. Groundwork aims to place a minimum of forty-one participants a year. Groundwork then tracks each graduate's employment situation.

Graduates take on some of Providence's most difficult environmental challenges and help bring real and lasting environmental change to their city. Groundwork environmental plans include redevelopment work that will help the community reconnect with their natural surroundings through the creation of open greenspaces. Among the projects being planned: a Mashapaug Pond Boardwalk, Mosshasuck River Nature Retreat, Summit Neighborhood Urban Forest mapping project and various community gardens.

Earlier this year, Groundwork Providence was awarded an additional \$150,000 from EPA's Job Training Program to institute a similar program for Pawtucket area residents. Through the efforts of Groundwork Providence and the financial and program goals set forth by the EPA, the most disadvantaged members of the Providence and Pawtucket communities will be ready to embrace their own economic and environmental future and help bring real and lasting environmental change to their communities.

## **AWARD-WINNING NATURE TRAIL AND COMMUNITY PARK REPLACE FORMER YARN MILL**

### **• Success in EPA Brownfields Targeted Assessment Grant Program**

CENTRAL FALLS, RI – Helped by a \$30,000 Brownfields Assessment Grant, Central Falls, RI has reclaimed part of its community and brought vital greenspace to an economically disadvantaged area.

After contamination was assessed at the former Spintex Mill at 1461 High St., the riverfront city was able to create two award-winning urban green spaces – the River Island Community Park and Blackstone River Island Nature Trail – that are both safe and beautiful gathering spots recognized throughout the state.

The former yarn mill was abandoned by owner Herman J. Beckstoffer Jr. in 1986. The property sat idle for 12 years and burned down in 1995. By 1996, the city foreclosed on the property due to the \$35,000 in back taxes.

The city was unable to sell the property. No private company would redevelop the two-acre site because of rumors of hazardous and costly environmental contamination. In 1997, the city requested help from EPA's Brownfields Program to assess contamination levels at the site and estimate cleanup costs.

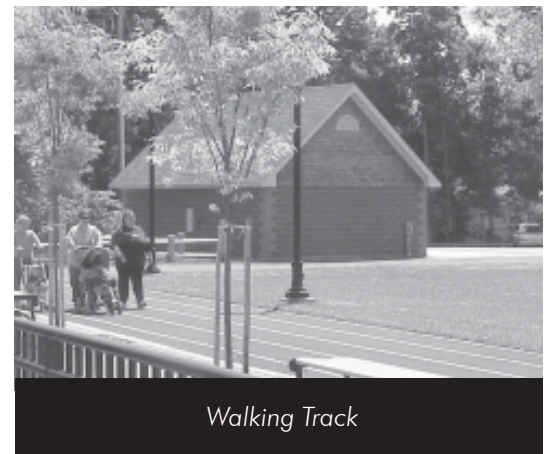
EPA New England's Brownfields Program contracted Roy F. Weston Inc. of Burlington, MA to assess contamination on the site. The first phase was completed in July 1997 and the second phase was completed in January 1998. Extensive soil sampling revealed the presence of demolition debris and contaminants above residential exposure standards.

A study of cleanup options and costs completed in July 1998 recommended more assessments to further delineate the environmental hazards. It estimated the cleanup would cost \$290,000. This cost was later wrapped into the park's overall construction costs.

Demolition, cleanup and construction of the River Island Community Park and Blackstone River Island Nature Trail began in late 1998. By 1999, the city was set to hire a design firm to give vision to the greenspace. Gifford Design Group of Cumberland, RI designed a redevelopment plan that honored the community's desire to preserve the unique flora and fauna of the river island. The finalized River Island Community Park and Blackstone River Island Nature Trail would encompass the mill site along with a 4.1-acre adjacent island that is separated from the mainland by the scenic Blackstone River. The island was donated by the RI Department of Environmental Management (DEM).

The two greenspaces include an exercise track, nature hiking trails, a field house, a multipurpose field for community sports and play, a pedestrian bridge over the Blackstone River to the island park, and a canoe launch for excursions down the river. The two new nature areas are maintained by Central Falls' Public Works Department and the Parks and Recreation Department.

In May 2003, the two redeveloped sites were selected to receive the John H. Chafee Award from the Environmental Council of Rhode Island. The award recognizes the city for providing outdoor recreational areas while preserving the natural habitats and structures at the site.



In addition to the \$30,000 EPA Brownfields grant, the city received the following funding: \$550,000 from a Community Development Block Grant; \$225,000 from a RI DEM Open Space Bond; \$25,000 from a RI Recreation Area Grant from the State's Greenways Council; and \$46,348 from the RI Department of Transportation's Trails Program.

The population of Central Falls, nearly 19,000, is almost half Hispanic or Latino. The unemployment rate was nearly five percent in 1999, compared to the state's rate of almost 4 percent. Median household incomes in the city are almost half of the state's, with the average household making only \$23,000 a year, compared to the state's \$42,000 a year. In Central Falls, 22 percent of families make under \$10,000 a year. These numbers leave a huge twenty-six percent of the population below the poverty level, compared to a state average of less than nine percent.

## **\$200,000 EPA ASSESSMENT GRANT HELPS GIVE A VERMONT TOWN'S ECONOMY AND HISTORIC FACTORY HOPE FOR THE FUTURE**

### **• Success in EPA Brownfields Assessment Grant Program**

HARTFORD, VT – The historic Twin State Fruit factory is on the brink of an economic and environmental recovery thanks to a \$200,000 EPA Assessment Grant awarded to the Two Rivers-Ottawaquechee Regional Commission. The grant funded a site assessment at this once-abandoned and contaminated 0.7-acre industrial property, leaving the parcel ready for a new commercial developer and promising new jobs and economic growth to the surrounding industrial neighborhood.

The original building, in the heart of Hartford's Central Business District, was built in the 1890s. The building's structure and history enabled it to be listed in the National Register of Historic Places. The building, which stands on the southern side of the White River, operated as a feed and grain business until 1925. Twin State Fruit took over ownership of the property in 1927.

Under Twin Fruit's ownership, the building became an industrial cornucopia. An apple cellar, two banana ripening rooms, a wet refrigerator for vegetables, a canned storage area, a wine room and large freezers were all added to the original wood-framed building during the 60 years the company owned the property. The company, a warehouse and wholesale store, distributed fresh fruits and vegetables and frozen food from 1927 through 1989.

The property was used most recently by the Twin State Restaurant Supply Co. When the supply company left in 1995, the building stood vacant and fell into disrepair, except for the use of a front office space by a potential developer in 1997. This developer explored the possibility of transforming the site into an assisted living facility, but budget constraints, historic preservation issues and potential environmental contamination barred the way and development plans were abandoned.

The town of Hartford has a population of over 8,200 people. About 8.5 percent of the residents live below the poverty level and 2.2 percent are unemployed, according to the 2000 census. Through the efforts of the EPA, the town of Hartford, a private developer, the Vermont Department of Environmental Conservation and the Two Rivers-Ottawaquechee Regional Commission, there is hope for the town's important and historic Central Business District to return to its rich and economically vibrant roots.

The town of Hartford and the property, at 25 Railroad Row, came under the wing of the Two Rivers-Ottawaquechee Regional Commission in 2003. The site assessment uncovered the presence of environmental contamination and provided estimates on cleanup costs. This information helped lift the stigma of environmental contamination and gave the current developer an idea of cleanup costs.

The preliminary assessment, performed in 2003, uncovered the presence of three underground storage tanks, two of which still contained fuel oil. The assessment also discovered the presence of asbestos, lead-based paint and other contaminants associated with the nearby railroad, including lead, arsenic, polycyclic aromatic hydrocarbons and petroleum hydrocarbons.

Based on the findings, a limited subsurface environmental assessment was performed. This assessment focused on the underground tanks and their removal. The tanks were found to be leaking into groundwater and surface soils. Armed with this assessment information, a developer is cleaning up the site and has removed the tanks.

[www.epa.gov/ne/brownfields](http://www.epa.gov/ne/brownfields)  
[www.epa.gov/ne/superfund](http://www.epa.gov/ne/superfund)